County of Beaver No. 9
Land Use By-law No. 539
1984

published by
Alberta
MUNICIPAL AFFAIRS

TABLE OF CONTENTS

PART 1 GENERAL

1.1 Purpose 1
1.2 Interpretation 1
1.3 Establishment of Districts 8
1.4 Establishment of Land Use District Regulations. 9

PART 2 AGENCIES

2.1 Development Officer 10
2.2 Municipal Planning Commission 10
2.3 Development Appeal Board 10

PART 3 DEVELOPMENT PERMITS RULES AND PROCEDURES

3.1 Control of Development 11
3.2 Development Not Requiring a Permit 11
3.3 Non Conforming Uses and Buildings 12
3.4 Permission for Development 12
3.5 Development Permits and Notices 14

PART 4 APPEALS

4.1 Appeal Procedure 15
4.2 Public Hearing 15
4.3 Decision 16

PART 5 ENFORCEMENT AND ADMINISTRATION

5.1 Contravention 17
5.2 Application to Amend By-law 17
5.3 Form of Application 18
5.4 Amending By-laws 18
5.5 Schedules 18
5.6 Repealing Existing Controls 18
5.7 Date of Commencement 18

SCHEDULE A LAND USE DISTRICT MAP 21

SCHEDULE B SCHEDULE OF LAND USE DISTRICT REGULATIONS 25

PART 6 GENERAL PROVISIONS

6.1 Subdivision of Land 47
6.2 Site Conditions 47
6.3 Top Soil Removal 48
6.4 Existing Substandard Lots. 48
6.5 Sanitary Facilities. 48
6.6 Protection from Exposure Hazards 48
6.7 Sour Gas Facilities 49
6.8 Objects Prohibited or Restricted in Yards. 49
6.9 Highways and Secondary Roads 50

PART 6 (Cont'd)

6.10 Access and Parking 51
6.11 Signs 51
6.12 Accessory Buildings in the Urban General District . . . 52
6.13 Airport Vicinity Protection Area 54
6.14 Historical and Archaeological Sites 54

PART 7 SPECIAL PROVISIONS

7.1 Service Stations 55
7.2 Motels 56
7.3 Intensive Agricultural and Horticultural Uses. 57
7.4 Rural Industries 58
7.5 Mobile Homes 59
7.6 Single Lot Separations for Country Residential 62
7.7 Country Residential (Resort) Development 63
7.8 Specialty Uses: Dog Kennels 63

PART 8 DISTRICT SCHEDULES

8.1 Agricultural District A 65
8.2 Highway Development District. 67
8.3 Secondary Road District 69
8.4 Controlled Urban Development District 70
8.5 Urban General District. 72
8.6 Country Residential District. 74
8.7 Country Residential (Resort) District 76
8.8 Rural Commercial District 78
8.9 Rural Industrial District 79

Figures 1 to 5 . . . . . 81 - 86

Forms A to G . . . . . 87 - 93

Metric Conversion Chart . . . . . 94 - 96

Land Use By-law No. 539 1984

Pursuant to the Planning Act, RSA 1980, the Council of the County of Beaver duly assembled, hereby enacts as follows:

Part 1 General

1.1 Purpose

The purpose of this By-law is to prohibit or regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land, and for that purpose, amongst other things,

(1) to implement the policies established in the General Municipal Plan, adopted by By-law #538 and referred in this By-law as the General Municipal Plan;

(2) to divide the municipality into districts;

(3) to prescribe and regulate for each district the purposes for which land and buildings may be used;

(4) to establish the office of one or more development officers;

(5) to establish a method of making decisions on applications for development permits including the issuing of development permits;

(6) to provide the manner in which notice of the issuance of a development permit is to be given.

1.2 Interpretation

In this By-law

(1) "Act" means The Planning Act;

(2) "accessory building" means a building separate and subordinate to the main building, the use of which is incidental to that of the main building and is located on the same parcel of land;

(3) "accessory use" means a use customarily incidental and subordinate to the main use or building and is located on the same parcel of land with such main use or building;

(4) "adjacent land" means land or portion of land that is contiguous to the parcel of land that is subject to a development application and/or land or a portion of land that would be contiguous if not for a public roadway, river or stream;

(5) "airport" means

(a) any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, and

(b) includes any building, installation or equipment in connection therewith,

operated by the Department of National Defence or for which an airport licence has been issued by the Ministry of Transport;

(6) "building" includes any thing constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway;

(7) "certificate of compliance" means an agreement between the owner/operator of a livestock facility and Alberta Agriculture and Alberta Environment, which verifies that the confinement livestock facility is considered to be in substantial compliance with the requirements of the "Confinement Livestock Facilities Waste Management Code of Practice";

(8) "Council" means the Council of the County of Beaver No. 9;

(9) "country residential" means a dwelling with or without accessory buildings and uses which is situated on a parcel used for private residential purposes and is in a rural area;

(10) "development" means

(a) an excavation or stockpile and the creation of either of them, or

(b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them, or

(c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or

(d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;

(11) "development appeal board" means a development appeal board appointed pursuant to the Planning Act;

(12) "development officer" (DO) means

(a) a person appointed as a development officer pursuant to a resolution of council, or

(b) where a municipal planning commission is authorized to act as a development officer, the municipal planning commission, or

(c) where a municipal planning commission is authorized to act as a development officer, in addition to a person appointed as a development officer, either or both of them;

(13) "development permit" means a document authorizing a development issued pursuant to a land use by-law or the land use regulations;

(14) "discretionary use" means the use of land or a building provided for in a land use by-law for which a development permit may be issued upon an application having been made;

(15) "dwelling" means any building or structure used exclusively for human habitation and which is supported on a permanent foundation or base and includes multiple dwellings, apartments, lodging and boarding houses;

(16) "dwelling unit" means a complete building or self-contained portion of a building, set or suite of rooms for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separated or shared toilet facilities intended as a permanent or semi-permanent residence not separated from direct access to the outside by another separate or self-contained set or suite of rooms;

(17) "duplex" means two dwelling units sharing a common wall, and located side by side or one above the other;

(18) "extensive agriculture" means the use of land or buildings, including the first dwelling, for the raising or production of crops, livestock or poultry, but not restricting the generality of the foregoing does not include feed lots, intensive hog operations, bee-keeping, intensive poultry or fowl operations, sod farms, and plant nurseries;

(19) "family" means one or more persons occupying a dwelling unit as a single house-keeping unit;

(20) "farmstead" means the habitable residence or other improvements used in connection with the raising or production of crops, livestock or poultry, and situated on a quarter section used in connection with such farming operations;

(21) "fragmented parcel" means a parcel that is separated from the balance of a quarter section by a natural barrier such as a river or coulee, or by a physical barrier such as a roadway or highway, and which prohibits reasonable or normal access;

(22) "front yard" means a yard extending across the full width of a parcel from the front line of the parcel to the front wall of the main building situated on the parcel;

(23) "gross floor area" means the total area of all floors of all buildings including accessory buildings located on any parcel, excluding the area of basement floors, EXCEPT THAT basement suites in apartment buildings shall be included in the calculation of gross floor area;

(24) "gross floor area ratio" means the ratio or decimal resulting from dividing the gross floor area of all buildings by the total site area of the parcel on which the buildings are located;

(25) "habitable residence" means any building or structure which is being used exclusively for human habitation and meets the minimum floor area and building standards as set out in the Land Use By-law and the Provincial Building Code;

(26) "higher capability agricultural lands" are generally those with a productivity rating of 30% and greater on the rural farmland assessment, or a Canada Land Inventory agricultural capability of Class 4 or higher. The farmland assessment rating shall take precedence only where a percentage rating has been assigned to the land, otherwise the Canada Land Inventory rating shall apply;

(27) "highway" means

(i) a highway or proposed highway that is designated as a primary highway, or
(ii) a road, street or highway designated as a secondary road and numbered between 900 and 999,

pursuant to The Public Highways Development Act;

(28) "home occupation" means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the character thereof or have any exterior evidence of such secondary use other than a small name plate, not exceeding 2 square feet in area. A home occupation does not include the keeping of a stock in trade, nor the employment of paid assistants other than the occupant and the occupant's family;

(29) "intensive agriculture" means a commercial agricultural operation other than intensive livestock operations which, due to the nature of the operation, require smaller tracts of land. Without restricting the generality of the foregoing, this shall include nurseries, greenhouses, market gardens, sod farms, beekeeping and tree farms;

(30) "intensive livestock operation" means the concentrated rearing or confinement of livestock at densities greater than 2 animal units per 0.4 ha (1 ac.) of land, with a minimum of 40 animal units, but does not include the confinement for wintering of livestock in the normal ranching operation;

(31) "intensive recreation" means high density recreational activity such as campgrounds, picnic grounds, fishing lodges, beach areas, marinas, riding stables, race tracks, sports fields and golf courses;

(32) "lot" means

(a) a quarter section,

(b) a river lot shown on an official plan referred to in the Surveys Act that is filed or lodged in a land titles office,

(c) a settlement lot shown on an official plan referred to in the Surveys Act that is filed or lodged in a land titles office,

(d) a part of a parcel described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision, or

(e) a part of a parcel described in a certificate of title if the boundaries of the part are described in the certificate of title by reference to a plan of subdivision;

(33) "lower capability agricultural lands" are generally those with a productivity rating of less than 30% on the rural farmland assessment, or a Canada Land Inventory agricultural capability of Class 5 or lower. The farmland assessment rating shall take precedence only where a percentage rating has been assigned to the land, otherwise the Canada Land Inventory rating shall apply;

(34) "main building" means a building in which is conducted the main or principle use of the site on which it is erected;

(35) "may" is an operative word meaning a choice is available, with no particular direction or guidance intended;

(36) "mobile home unit" means a structure whether ordinarily equipped with wheels or not that is manufactured to be moved from one point to another by being towed or carried and which provides year round living accommodation for one or more persons and can be connected to utilities;

(37) "modular unit" means a prefabricated or factory built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular unit represents only a section of the dwelling and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling units for year-round occupancy;

(38) "municipality" means the County of Beaver No. 9;

(39) "municipal planning commission" (MPC) means a municipal planning commission which may be established by a council pursuant to the Planning Act;

(40) "non-conforming building" means a building

(a) that is lawfully constructed or lawfully under construction at the date a land use by-law or any amendment thereof affecting the building or land on which the building is situated becomes effective, and

(b) that on the date the land use by-law or any amendment thereof becomes effective does not, or when constructed will not, comply with the land use by-law;

(41) "non-conforming use" means a lawful specific use

(a) being made of land or a building or intended to be made of a building lawfully under construction, at the date a land use by-law or any amendment thereof affecting the land or building becomes effective, and

(b) that on the date the land use by-law or any amendment thereof becomes effective does not, or in the case of a building under construction will not, comply with the land use by-law;

(42) "parcel" means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office;

(43) "permitted use" means the use of land or a building provided for in a land use by-law for which a development permit shall be issued upon an application having been made;

(44) "public utility building" means a building as defined in the Municipal Government Act in which the proprietor of the public utility maintains its office or offices and/or maintains or houses any equipment used in connection with the public utility;

(45) "rear yard" means a yard extending across the full width of a parcel from the rear wall of the main building situated on the parcel to the rear line of the parcel;

(46) "recreational use" means a recreational development conducted on a unified basis on a single site where the prime reason for location in rural areas is to take advantage of natural physical features including the availability of large areas of land to provide day-to-day sporting and athletic facilities and the structures incidental thereto, and includes ski slopes, golf courses, archery, trap and rifle ranges, race tracks, boating riding, swimming, picnicking, and similar uses, and may include a refreshment stand incidental to the primary use;

(47) "registered owner" means

(a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or

(b) in the case of any other land,

(i) the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title, or

(ii) in the absence of a person described in paragraph (i), the person registered under The Land Titles Act as the owner of the fee simple estate in the land;

(48) "resource extraction industry" means an industry engaged in the extraction of natural resources such as clay, sand, gravel, coal and other minerals including petroleum and natural gas, and which may include the processing of these through primary treatment into a raw marketable form;

(49) "rural commercial use" means a commercial use that is minor in scale and employs not more than two (2) persons, and which serves the farm community in which the use is located, such as farm machinery repair shops, welding shops, or grocery store with gas pumps;

(50) "rural industry" means an industry involving:

(a) the initial processing or storage of farm products which because of odour, noise or inflammable material require large tracts of land for environmental protection and without restricting the generality of the above may include a grain elevator, seed cleaning plant, abattoir, pelletizing plant, bulk storage tank or area, auction mart, livestock holding station or a use similar to those listed, or;

(b) warehousing or storage of material, wood and equipment

(c) manufacturing or processing of a finished product from raw materials, or;

(d) provision of large scale transportation facilities for freight or passengers, or;

(e) industrial operations which require relatively large areas that are considered unsuitable to be located in an urban area;

(51) "rural industrial park" is a development consisting of two or more lots designed and approved for industrial used for which communal water and/or sewer service is not required and which would constitute the major use of a quarter section of land;

(52) "secondary road" means a road designated as such by Ministerial Order pursuant to the Public Highways Development Act and described by plates published in the Alberta Gazette pursuant to Alberta Reg. 164/69 as 500, 600, 700 and 800 series;

(53) "shall" is an operative word which means the action is obligatory;

(54) "should" is an operative word which means that, in order to achieve local goals and objectives it is strongly advised that the action be taken. Exceptions shall be made only under extenuating circumstances;

(55) "side yard" means a yard extending from the front wall of the main building situated on a parcel to the rear wall of the main building and lying between the side line of the parcel and the side wall of the main building;

(56) "specialty uses" means the keeping or rearing or preparing domestic or furbearing or other animals or their products for wholesale distribution including, but not limited to dog kennels (exceeding 3 dogs), rabbitries, fur, fish, stud farms and similar uses;

(57) "urban services" means municipal water and sewage systems, paved roads and storm sewers;

(58) "yard" means a part of a parcel upon or over which no main building is erected;

and all other words and expressions have the meanings respectively assigned to them in the Act.

1.3 Establishment of Districts

(1) For the purpose of this By-law the County of Beaver is divided into the following districts:

Agricultural District A
Highway Development District
Secondary Road District
Controlled Urban Development District
Urban General District
Country Residential District
Country Residential (Resort) District
Rural Commercial District
Rural Industrial District

(2) The boundaries of the districts listed in subsection (1) are as delineated on the Land Use District Map being Schedule A hereto.

(3) Where uncertainty exists as to the boundaries of districts as shown on the Land Use District Map, the following rules shall apply:

Rule 1. Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centre line thereof.

Rule 2. Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

Rule 3. In circumstances not covered by Rules 1 and 2 the location of the district boundary shall be determined:

(a) where dimensions are set out on the Land Use District Map, by the dimensions so set, or

(b) where no dimensions are set out on the Land Use District with respect to such boundary, by measurement of and use of the scale shown on the Land Use District Map.

(4) Where the application of the above rules does not determine the exact location of the boundary of a district, the Council either on its motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary shall fix the portion of the district boundary in doubt or dispute in a manner consistent with the provisions of this By-law and the degree of detail as to measurements and directions as the circumstances may require.

(5) After the Council has fixed a district boundary pursuant to the provisions of subsection (4), the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this By-law.

(6) The Council shall maintain a list of its decisions with respect to boundaries or portions thereof fixed by it.

(7) Where two or more Districts overlap the more restrictive requirements shall prevail.

1.4 Establishment of Land Use District Regulations

Land Use District Regulations shall be as set forth in the Schedule of Land Use District Regulations, being Schedule B hereto, hereby adopted by reference to be part of this By-law, and may be amended in the same manner as any other part of this By-law.

Part 2 Agencies

2.1 Development Officer

(1) The office of the Development Officer is hereby established and such office shall be filled by a person or persons to be appointed by resolution of Council.

(2) The Development Officer shall perform such duties that are specified in PART THREE of this By-law.

(3) The Development Officer shall keep and maintain for the inspection of the public during all reasonable hours, a copy of this By-law and all amendments thereto; keep a register of all applications for development, including the decisions thereon and the reasons therefore.

(4) For the purposes of right of entry, the Development Officer is hereby declared to be an authorized person of the Council.

2.2 Municipal Planning Commission

The Municipal Planning Commission shall perform such duties as are specified in PART THREE of this By-law.

2.3 Development Appeal Board

The Development Appeal Board shall perform such duties as are specified in PART FOUR of this By-law.

Part 3 Development Permits, Rules & Procedures

3.1 Control of Development

(1) No development other than that designated in Section 3.2 shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.

3.2 Development Not Requiring A Permit

The following development shall not require a development permit:

(1) The carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation.

(2) The completion of a building which was lawfully under construction at the date of the first publication of the official notice required by Section 139(3)(d) of the Act, provided that the building is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted and provided also that the building, whether or not a permit was granted in respect of it, is completed within a period of twelve months from the said date of the first publication of the official notice.

(3) The use of any such buildings as is referred to in subsection (2) for the purpose for which construction was commenced.

(4) The erection or construction of gates, fences, walls or other means of enclosure (other than on corner lots or where abutting on a road used by vehicular traffic) less than .9 metres (3 ft.) in height in front yards and less than 1.8 metres (6 ft.) in side and rear yards, and the maintenance, improvement and other alterations of any gates, fences, or walls or other means of enclosure.

(5) A temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this By-law.

(6) The maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which is publicly owned or controlled.

(7) The erection of farm fences provided that visibility from existing adjacent road allowances is not obstructed.

(8) Accessory farm developments on a parcels larger than 32.5 hectares (80 ac.) that are set back further than 38.1 metres (125 ft.) from the centre line of a public roadway in the Agricultural "A" district; such as grainaries, dugouts, on property water drainage systems, and other accessory farms buildings with a total square footage of 37.2 square metres (400 sq. ft.) or less and a height of 4.6 metres (15 ft.) or less.

3.3 Non Conforming Uses and Buildings

(1) A non-conforming use of land or a non-conforming use of a building may be continued but if that use is discontinued for a period of six consecutive months or more, any future use of the land or building shall conform with the provisions of the land use by-law then in effect.

(2) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made thereto or therein.

(3) A non-conforming use of part of a lot shall not be extended or transferred in whole or in part to any other part of the lot and no additional buildings shall be erected upon the lot while the non-conforming use continues.

(4) A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:

(a) as may be necessary to make it a conforming building, or

(b) as the Development Officer considers necessary for the routine maintenance of the building.

(5) If a non-conforming building is damaged or destroyed to the extent of more than 75 percent of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with the land use by-law.

(6) The use of land or the use of a building is not affected by reason only of a change of ownership, tenancy or occupancy of the land or building.

3.4 Permission for Development

(1) An application for a development permit shall be made to the Development Officer in writing in the form of Form A hereto and shall be accompanied by:

(a) a site plan in duplicate showing the legal description and the front, rear, and side yards, if any, and any provision for off-street loading and vehicle parking and access and egress points to the site;

(b) floor plans and elevations and sections in duplicate;

(c) a statement of uses;

(d) a statement of ownership of land and interest of the applicant therein;

(e) the estimated commencement and completion dates;

(f) the estimated cost of the project or contract price.

(2) Each development permit application for the main building(s) for all land uses shall be accompanied by a fee of $25.00. Development permits for accessory building(s) associated with the main building(s) shall not require a fee.

(3) The Development Officer shall receive, consider and decide on all applications for a development permit except that the Development Officer may refer to the Municipal Planning Commission (acting as the Development Officer) at his discretion any application which in his opinion should be decided by the Commission.

(4) The Development Officer or Municipal Planning Commission shall consider all applications to ensure that the proposals conform with this Land Use By-law and the General Municipal Plan.

(5) In making a decision the Development Officer/Municipal Planning Commission may approve the application unconditionally, or impose conditions considered appropriate, permanently or for a limited period of time or refuse the application.

(6) Council may require with respect to a development that as a condition of issuing a development permit, the applicant enter into an agreement to construct or pay for the construction of public roadways or parking areas, to install or pay for the installation of utilities, or to pay an off-site levy or redevelopment levy imposed by by-law.

(7) In the case where an application for a development permit has been refused pursuant to this PART or ultimately after appeal pursuant to PART FOUR of this by-law, the submission of another application for a permit on the same property and for the same or similar use of the land by the same or any other applicant may not be accepted by the Development Officer for at least 6 months after the date of the previous refusal.

(8) In the case where a proposed specific use of land or a building is not provided for in any district in the By-law, the Development Officer may determine that such use is similar in character and purpose to a permitted or discretionary use prescribed for that district in Schedule B.

(9) The Development Officer may approve an application for a development permit notwithstanding that the proposed development does not comply with this By-law if, in the opinion of the Development Officer,

(a) the proposed development would not

(i) unduly interfere with the amenities of the neighbourhood, or

(ii) materially interfere with or affect the use, enjoyment or value of neighbouring properties, and

(b) the proposed development conforms with the use prescribed for the land or building in the by-law.

(10) An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made on it by the Development Officer within 40 days after receipt of the application by the Development Officer and the person claiming to be affected may appeal in writing as provided for in PART FOUR of this By-law as though he has received a refusal at the end of the period specified in this subsection.

3.5 Development Permits and Notices

(1) A permit granted pursuant to this PART does not come into effect until 15 days after the date an order, decision or development permit is publicized as described in subsection (3) and any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.

(2) Where an appeal is made pursuant to PART FOUR of this By-law, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit may be modified or nullified thereby.

(3) When a permit has been issued the Development Officer shall:

(a) immediately post a notice of the decision conspicuously on the property for which the application has been made; and/or

(b) immediately mail a notice in writing to all adjacent land owners who in the opinion of the Development Officer may be affected; and/or

(c) immediately publish a notice in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved.

(4) If the development authorized by a permit is not commenced within 12 months from the date of its issue, or carried out with reasonable diligence, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Officer.

(5) A decision of the Development Officer on an application for a development permit shall be given in writing and a copy of it sent to the applicant.

(6) When the Development Officer refuses an application for a development permit, the decision shall contain reasons for the refusal.

Part 4 Appeals

4.1 Appeal Procedure

(1) An appeal may be made to the Development Appeal Board where a Development Officer:

(a) refuses or fails to issue a development permit to a person within 40 days of receipt of the application;

(b) issues a development permit subject to conditions; or

(c) issues an order under Section 5.1.1 of this By-law.

(2) The person applying for the permit or affected by the order, under Subsection (1), or any other person affected by an order, decision or development permit of a Development Officer may appeal to the Development Appeal Board.

(3) An appeal shall be made by serving a written notice of appeal to the Secretary of the Development Appeal Board within 14 days after:

(a) the date the order, decision or permit issued by the Development Officer was publicized in accordance with Section 3.5.3; or

(b) the 40 day period referred to in subsection (1)(a) has expired.

4.2 Public Hearing

(1) Within 30 days of receipt of a notice of appeal, the Board shall hold a public hearing respecting the appeal.

(2) The Development Appeal Board shall give at least 5 days notice in writing of the public hearing to:

(a) the appellant;

(b) the Development Officer from whose order, decision or development permit the appeal is made;

(c) the Municipal Planning Commission of the municipality if it is not the Development Officer;

(d) those adjacent land owners who were notified under Section 3.5.3(b) and any other person who in the opinion of the Development Appeal Board, are affected by the order, decision or permit; and

(e) such other persons as the Development Appeal Board specifies.

(3) The Development Appeal Board shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the appeal including:

(a) the application for the development permit, its refusal and the appeal therefrom; or

(b) the order of the Development Officer, as the case may be.

(4) At the public hearing referred to in subsection (1), the Board shall hear:

(a) the appellant or any person acting on his behalf;

(b) the Development Officer from whose order, decision or development permit the appeal is made, or if a person is designated to act on behalf of the Development Officer, that person;

(c) any other person who was served with notice of the hearing and who wishes to be heard or a person acting on his behalf; and

(d) any other person who claims to be affected by the order, decision or permit and that the Development Appeal Board agrees to hear or a person acting on his behalf.

4.3 Decision

(1) The Development Appeal Board shall give its decision in writing together with reasons for the decision within 15 days of the conclusion of the hearing.

(2) A decision made under this part of the By-law is final and binding on all parties and all persons subject only to an appeal upon a question of jurisdiction or law pursuant to the Planning Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:

(a) to a judge of the Appellate Division; and

(b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed.

Part 5 Enforcement and Administration

5.1 Contravention

(1) Where a Development Officer finds that a development or use of land or buildings is not in accordance with:

(a) the Planning Act or the regulations; or

(b) a development permit or subdivision approval; or

(c) the land use by-law; or

(d) the general municipal plan.

the Development Officer may by notice in writing, order the registered owner, the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:

(i) stop the development or use of the land or buildings in whole or in part as directed by the notice; or

(ii) demolish, remove or replace the development; or

(iii) take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Planning Act, the regulations, a development permit, subdivision approval, the general municipal plan or this by-law as the case may be.

(2) Where a person fails or refuses to comply with an order directed to him under subsection (1) or an order of the Development Appeal Board within the time specified, the council or a person appointed by it may, in accordance with the Planning Act, enter upon the land or building and take such action as is necessary to carry out the order.

(3) Where the council or a person appointed by it carries out an order, the council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned and that amount shall be collected in the same manner as taxes on land.

5.2 Application to Amend By-law

(1) A person may apply to have this By-law amended, by applying in writing, furnishing reasons in support of the application and paying the fee therefore required under Section 5.3.1(a).

(2) Council may at any time initiate an amendment to this By-law by directing the Development Officer to initiate an application therefore.

(3) Any amendment shall be in accordance with the General Municipal Plan.

5.3 Form of Application

(1) All applications for amendment to the Land Use By-law shall be made to the Council in the form of Form G hereto and shall be accompanied by the following, namely:

(a) an application fee of $200.00 for each application, but if the proposed amendment is adopted by Council, Council may determine that the whole or part of the application fee be returned to the applicant;

(b) a certificate of search of the land affected or other documents satisfactory to the Development Officer including the applicant's interest in the said land;

(c) all drawings required to be submitted shall be drawn on standard drafting material to the satisfaction of the Development Officer and shall be fully dimensioned, accurately figured, explicit and complete.

5.4 Amending By-laws

All amendments to this By-law shall be made by Council by by-law and in conformance with the Planning Act.

5.5 Schedules

(1) Schedules A and B are deemed to be part of this By-law.

5.6 Repealing Existing Controls

(1) By-law No. 510 is hereby repealed.

5.7 Date of Commencement

(1) This By-law comes into effect upon the date of it finally being passed.

READ A FIRST TIME THE 11th day of February A.D., 1982.

AND ADVERTISED THE 4th day of March A.D., 19 82 AND THE

11th day of March A.D., 19 82 IN THE Tofield Mercury and

Viking Weekly.

PUBLIC HEARING HELD THE 22nd. day of March, 19 82.

READ A SECOND TIME THE 16th day of July, 19 84.

READ A THIRD TIME AND FINALLY PASSED THIS 16th day of July

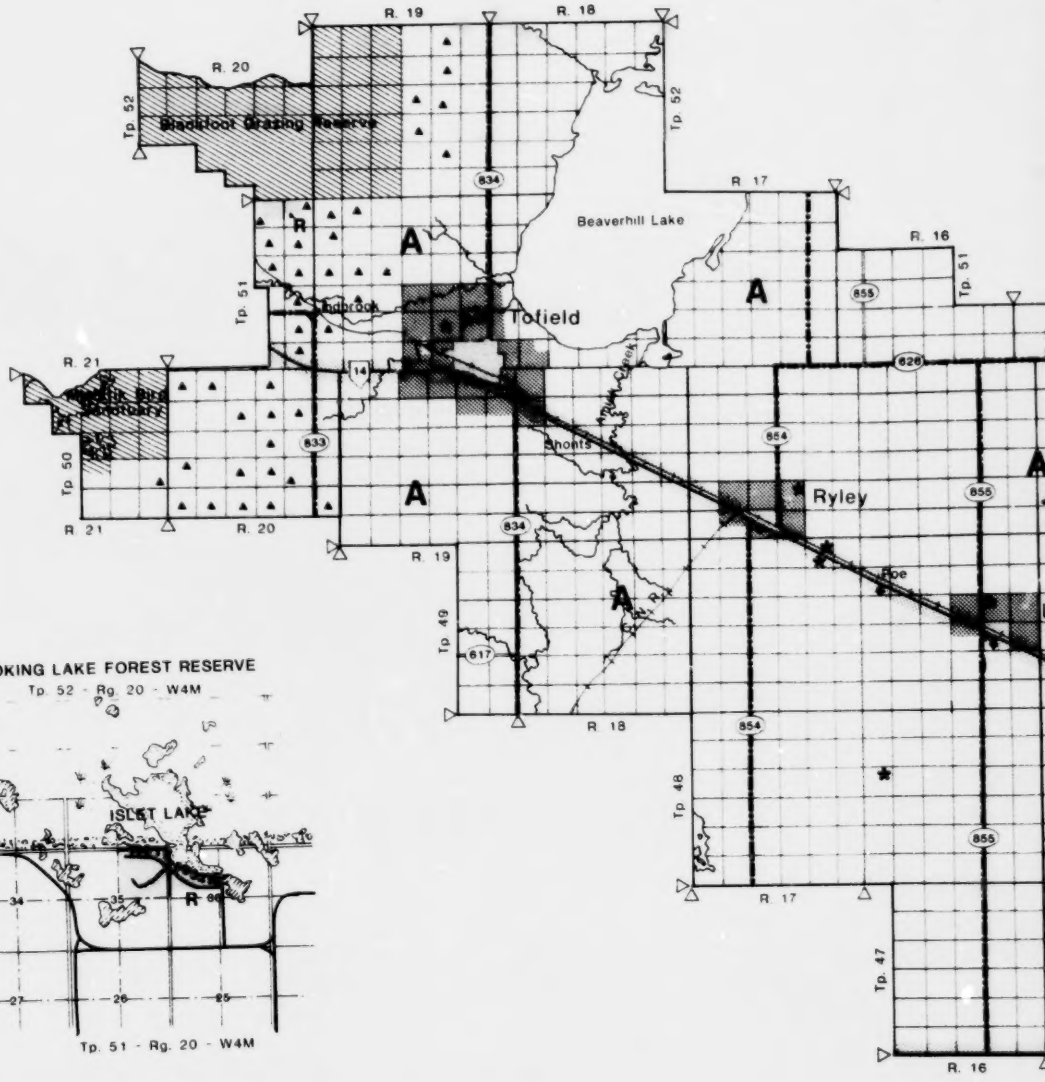
19 84.

John C Warner

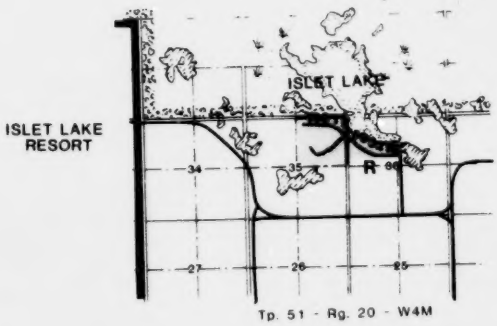
REEVE

Hank Bancroft

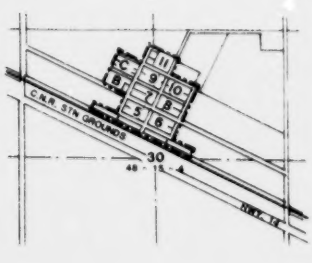
MUNICIPAL SECRETARY

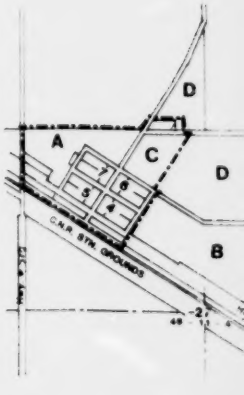


COOKING LAKE FOREST RESERVE
Tp. 52 - Rg. 20 - W4M

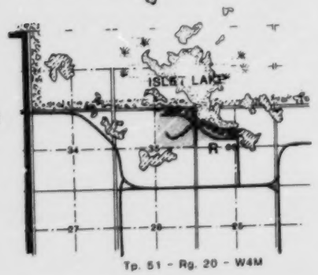


BRUCE
Pt. N 1/2 Sec. 30
Tp. 48 - Rg. 15 - W4M



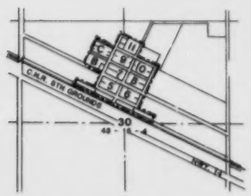


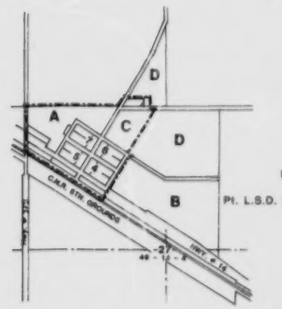
COOKING LAKE FOREST RESERVE
Tp. 52 - Rg. 20 - W4M



Tp. 51 - Rg. 20 - W4M

BRUCE
Pt. N 1/2 Sec. 30
Tp. 48 - Rg. 15 - W4M





KINSELLA
Pt. N.W. 1/4 Sec. 27
and
Pt. L.S.D. 3, Sec. 34 - Tp. 46 - Rg. 11 - W4M

Alberta
MUNICIPAL AFFAIRS

Land Use By Law No. 539

Schedule 'A'

LEGEND

- Commercial
- A Agricultural A
- Highway Development
- Secondary Road
- Rural Industrial
- Controlled Urban Development
- Urban General District
- Country Residential
- R Summer Resort
- Exempt From By Law

NOTE: SYMBOLS (● ▲ R) INDICATE THE GENERAL LOCATION OF THE URBAN GENERAL, COUNTRY RESIDENTIAL, AND SUMMER RESORT DISTRICTS. SEE ENLARGEMENT FOR DISTRICT BOUNDARIES.

THIS SCHEDULE MAY INDICATE MORE THAN ONE DISTRICT WHERE REFERRALS TO OTHER AGENCIES ARE REQUIRED. THE MORE RESTRICTIVE REQUIREMENTS WILL PREVAIL.

Date Passed [illegible]

[illegible] REEVE

[illegible] MUNICIPAL SECRETARY

SEAL

County 9-Beaver

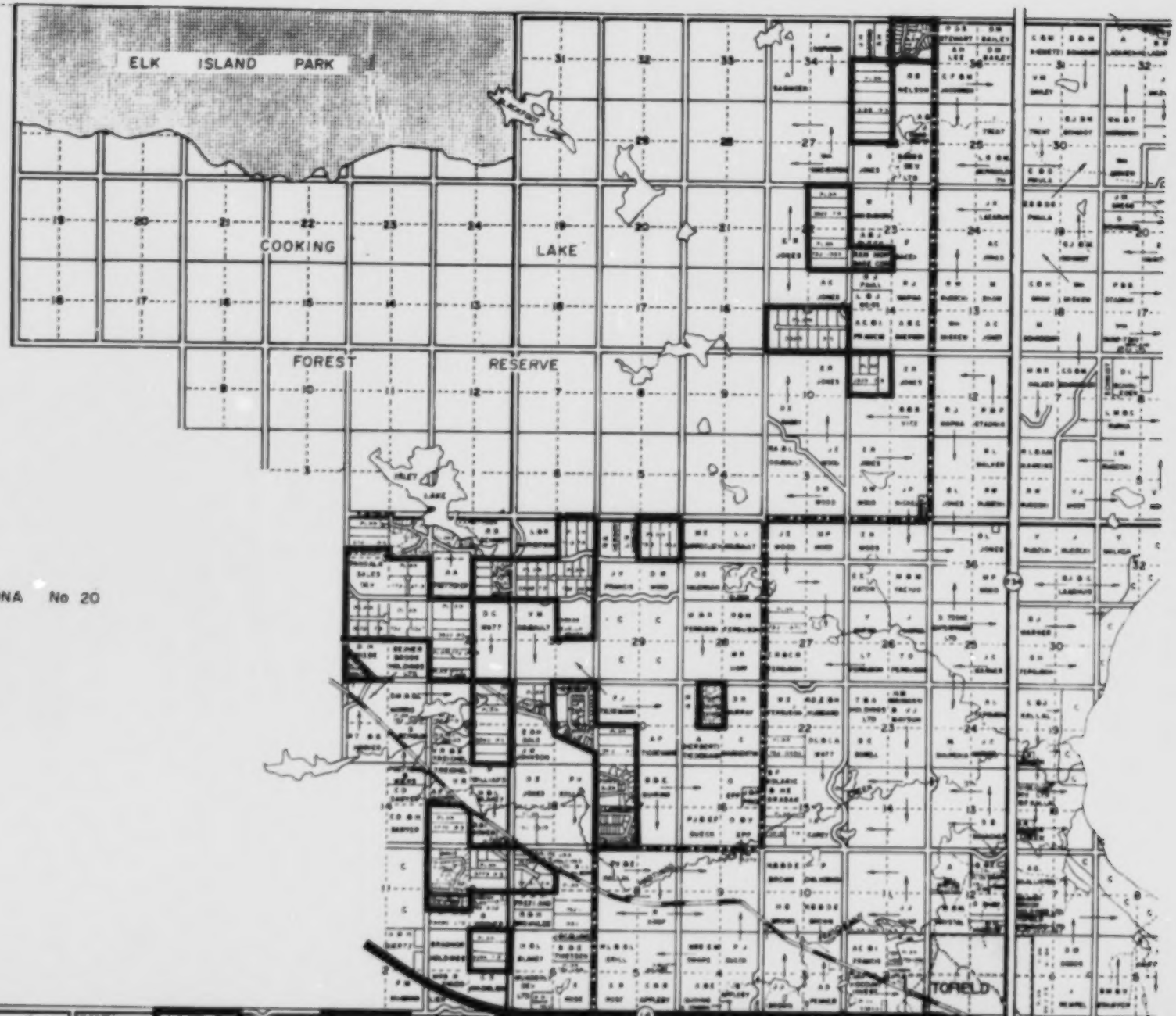
LAND USE DISTRICT MAP

PRODUCED BY: PROVINCIAL PLANNING DIVISION, SUPPORT SERVICES BRANCH

SCALE: KILOMETRES 0 5 10 15 KILOMETRES; 1 cm = 1 km; MILES 0 5 10 MILES

COPYRIGHT: Do not reproduce.

REVISED DATE: [illegible]



COUNTY OF STRATHCONA No 20

Land Use By Law No. 539
Schedule 'A'- Detail

Country Residential District

Date Passed July 16, 1984

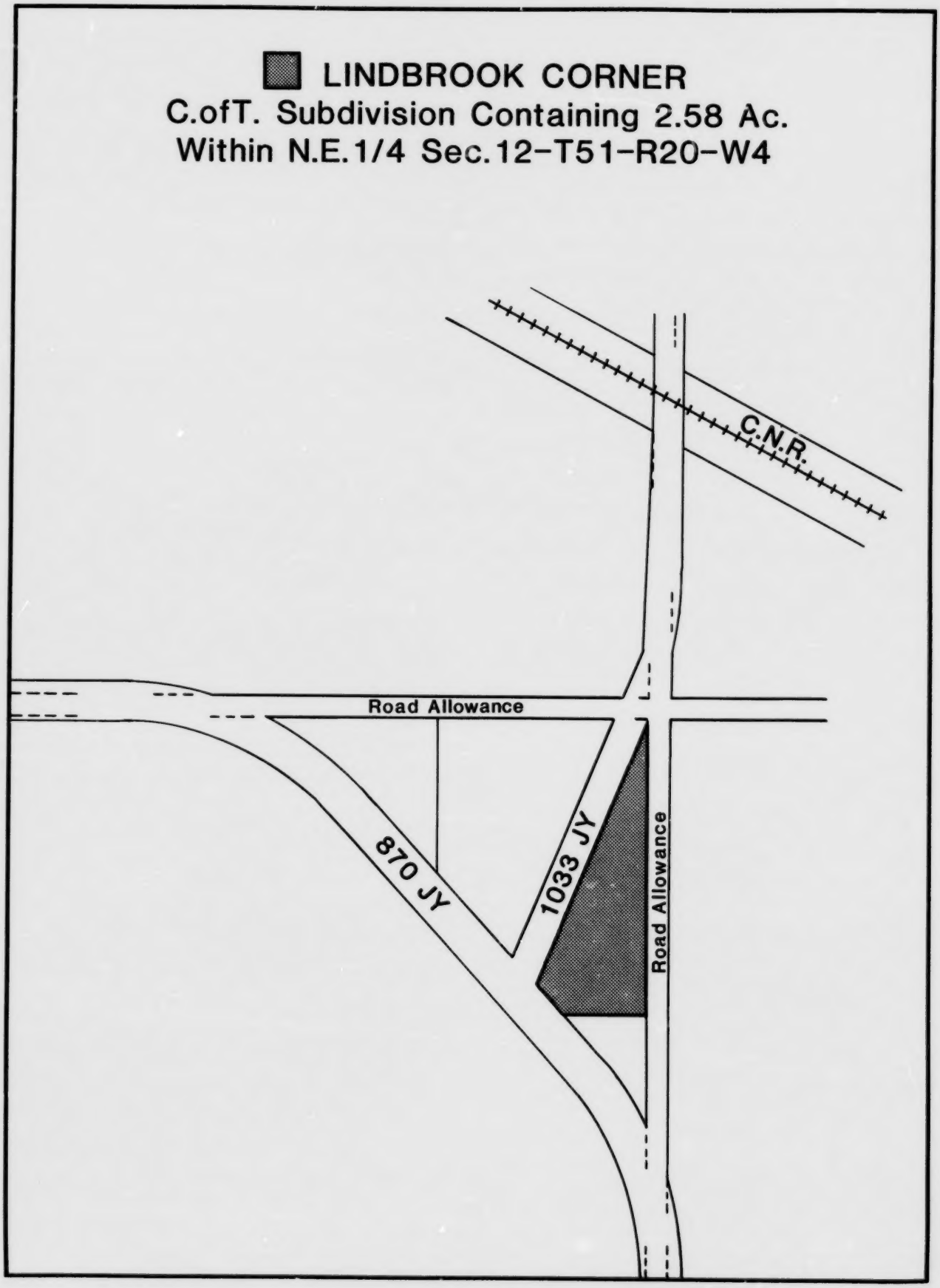
REEVE

MUNICIPAL SECRETARY

LAND USE BYLAW No. 539
Cty. of Beaver # 9

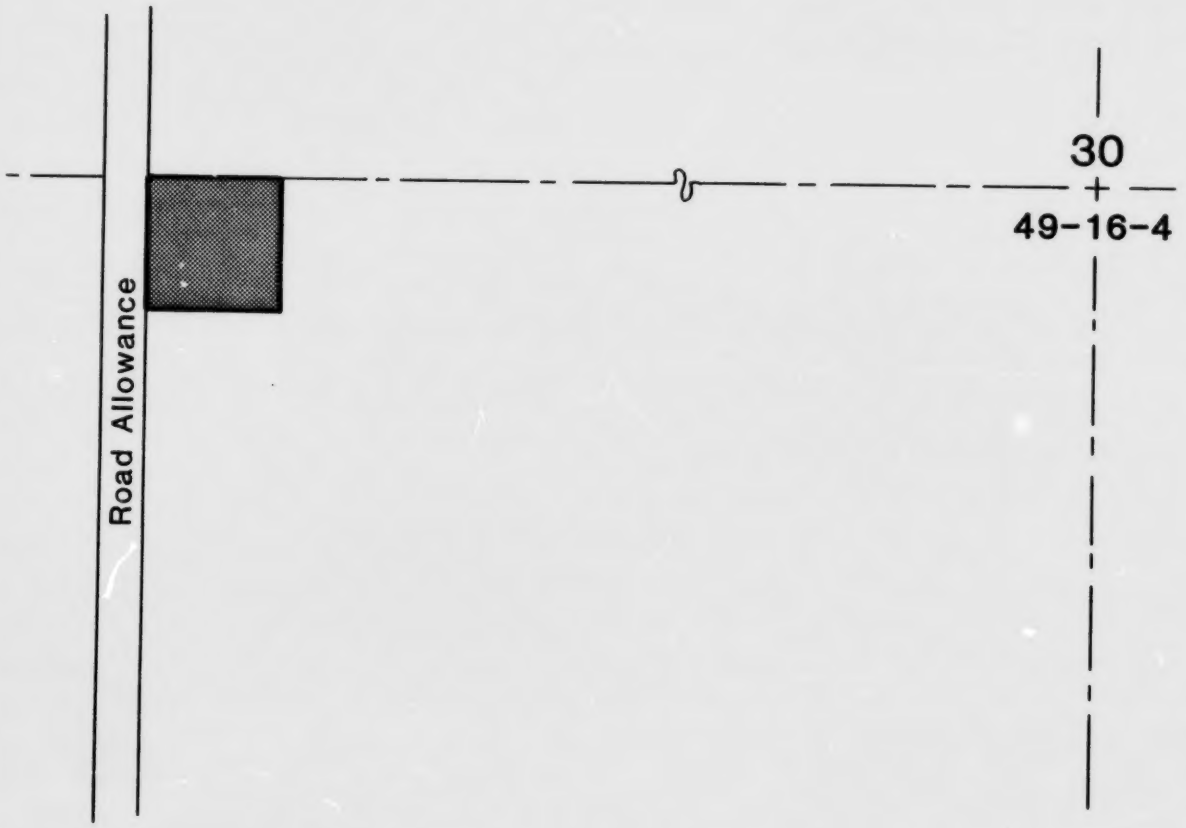
Rural Commercial sketches Pg. 27 - 30

Rural Industrial sketches Pg. 31 - 46


LINDBROOK CORNER
C.ofT. Subdivision Containing 2.58 Ac.
Within N.E.1/4 Sec.12-T51-R20-W4
C.N.R.
Road Allowance
870 JY
1033 JY
Road Allowance

POE

C.ofT. Subdivision Containing 2 Ac.
Within S.W.1/4 Sec.30-T49-R16-W4

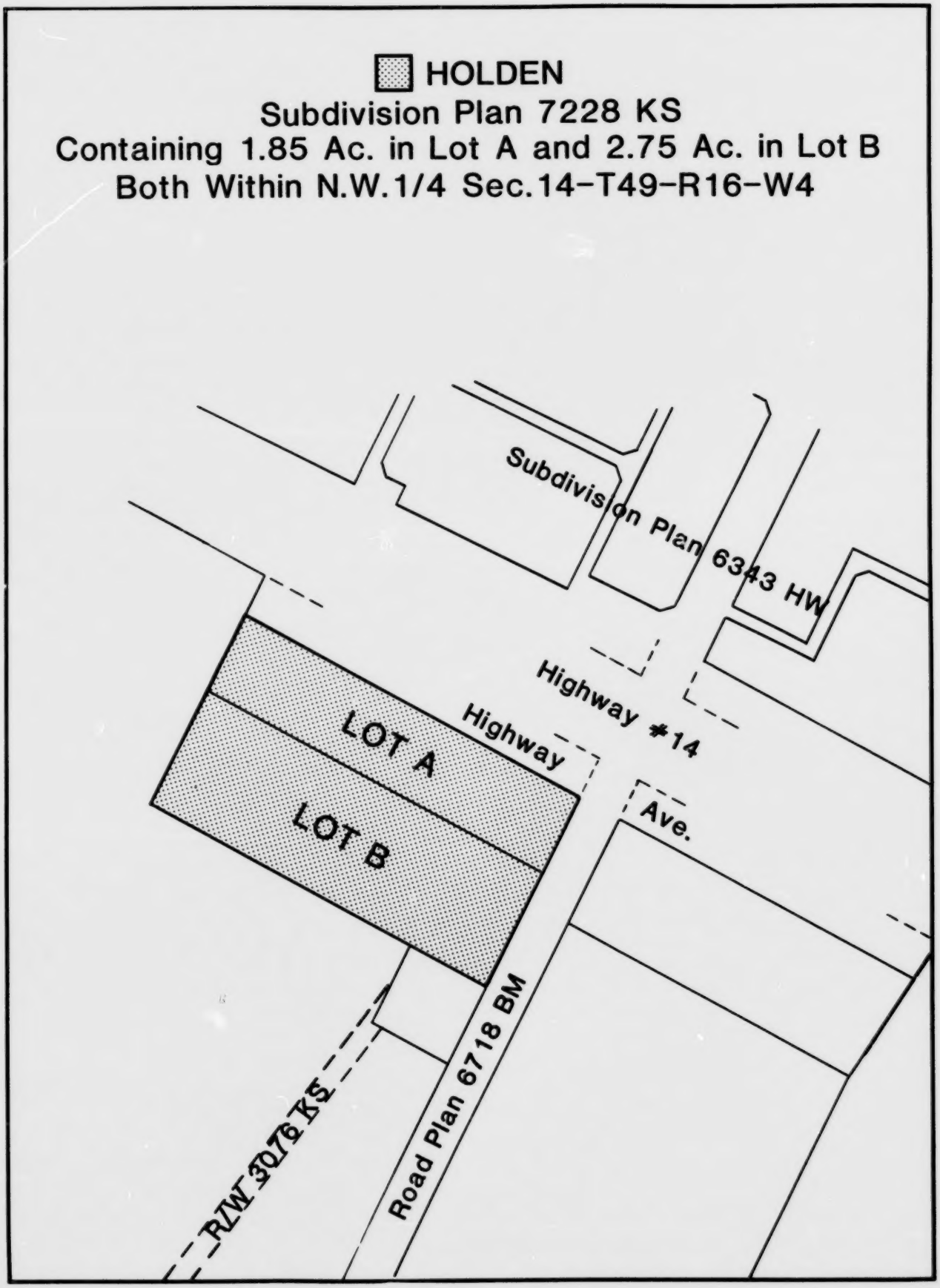


HOLDEN

Subdivision Plan 7228 KS

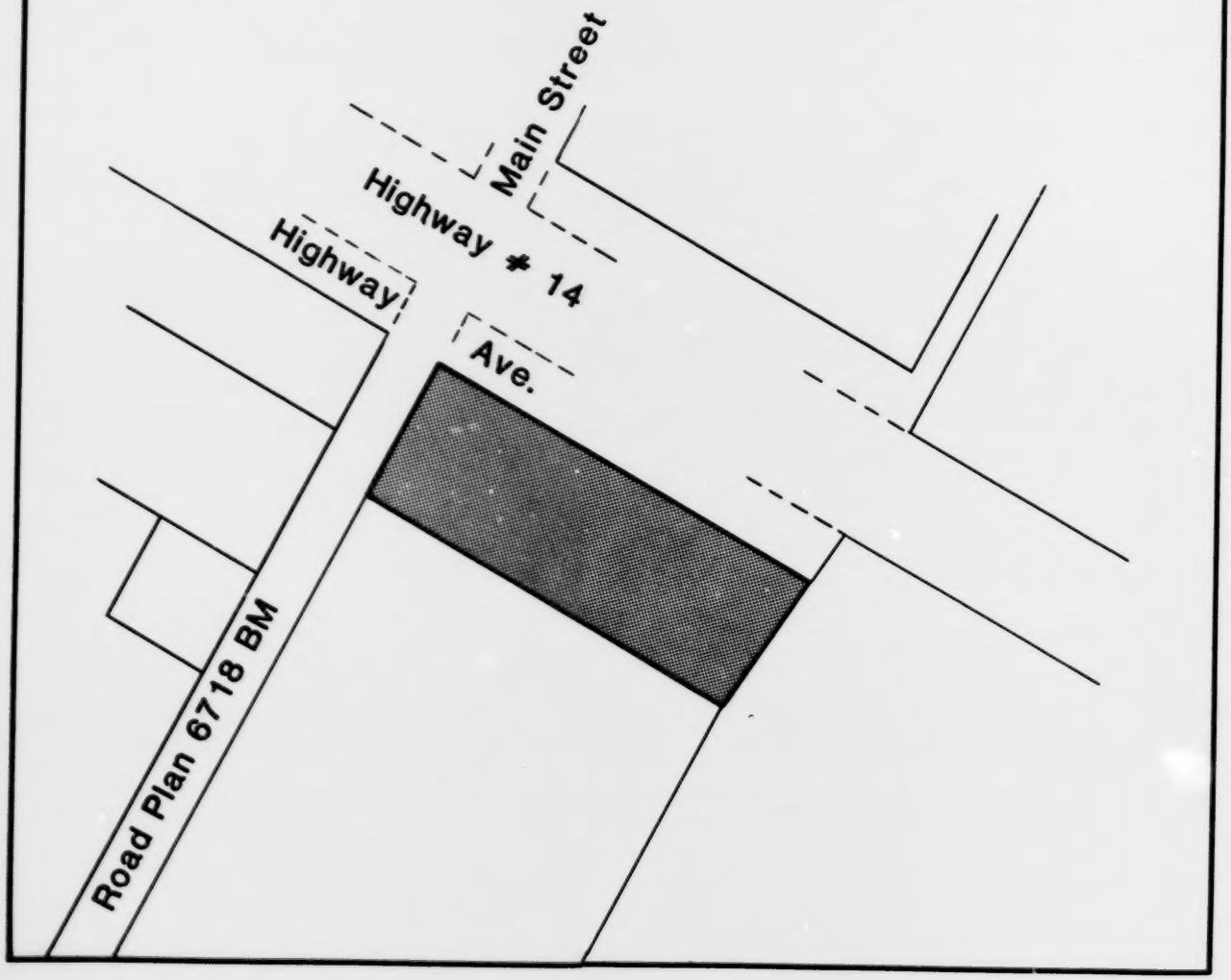
Containing 1.85 Ac. in Lot A and 2.75 Ac. in Lot B

Both Within N.W.1/4 Sec.14-T49-R16-W4



HOLDEN

Subdivision Plan 1265 KS Containing 2.16 Ac. Within N.W.1/4 Sec.14-T49-R16-W4



WATER RESERVOIR

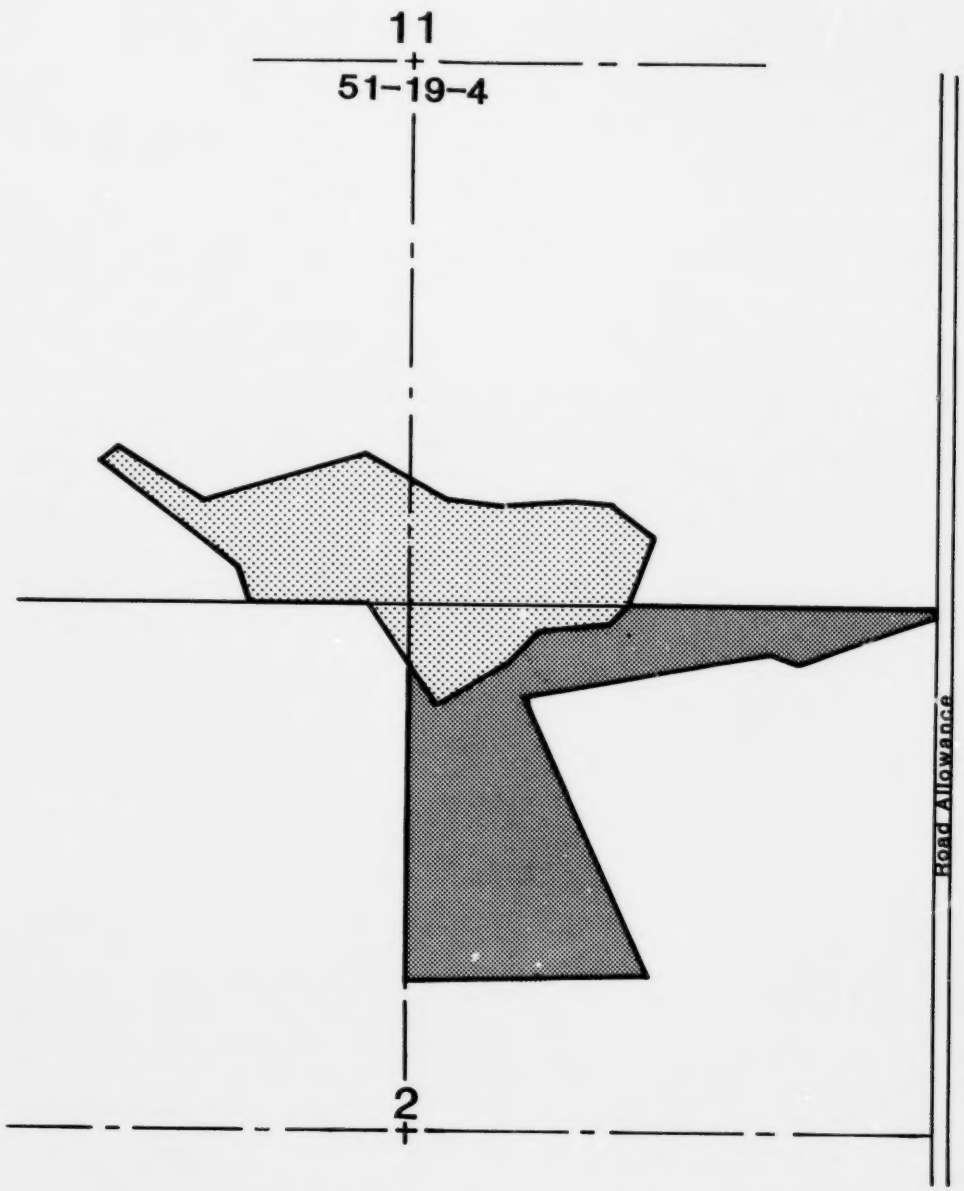
Plan 1325 KS Containing 36.91 Ac.

Within S1/2 Sec11 & N1/2 Sec.2 Within T51-R19-W4

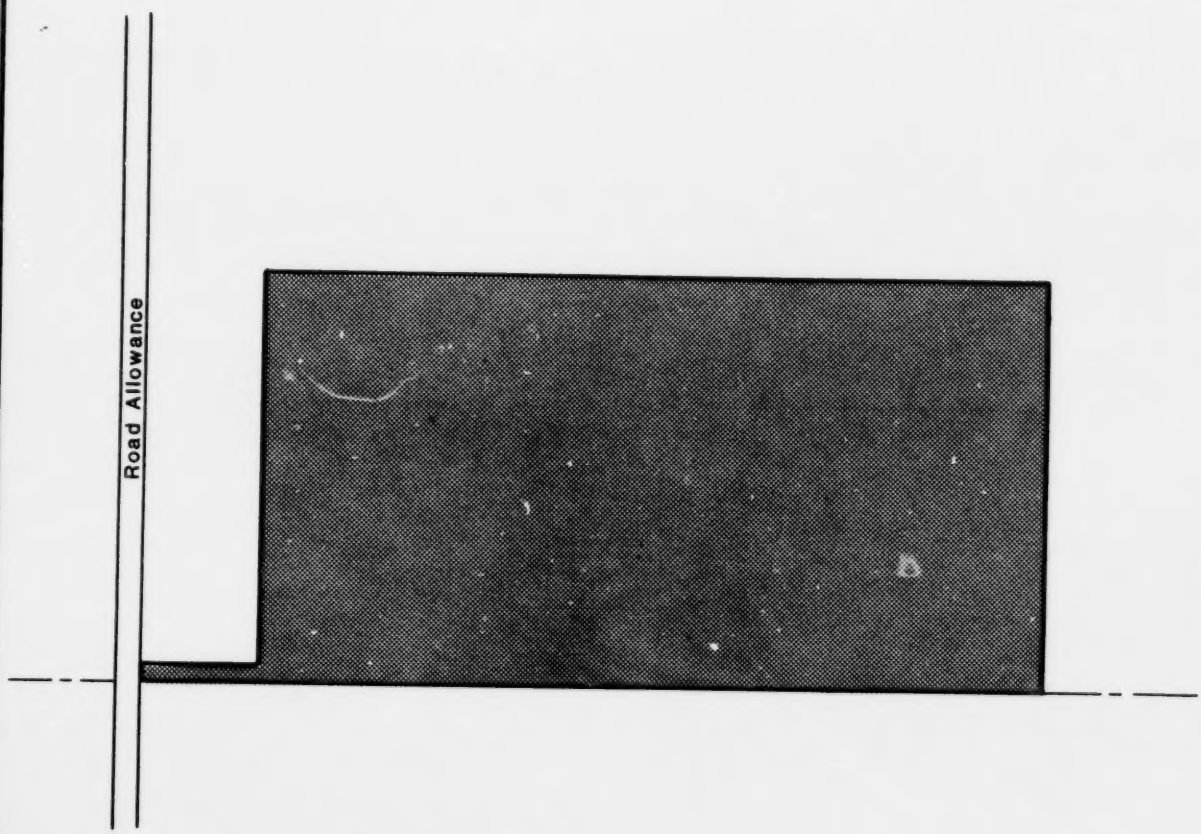
WATER RESERVOIR EXTENSION

Plan 782-0100 Containing 42.81 Ac.

Within N.E.1/4 Sec.2-T51-R19-W4

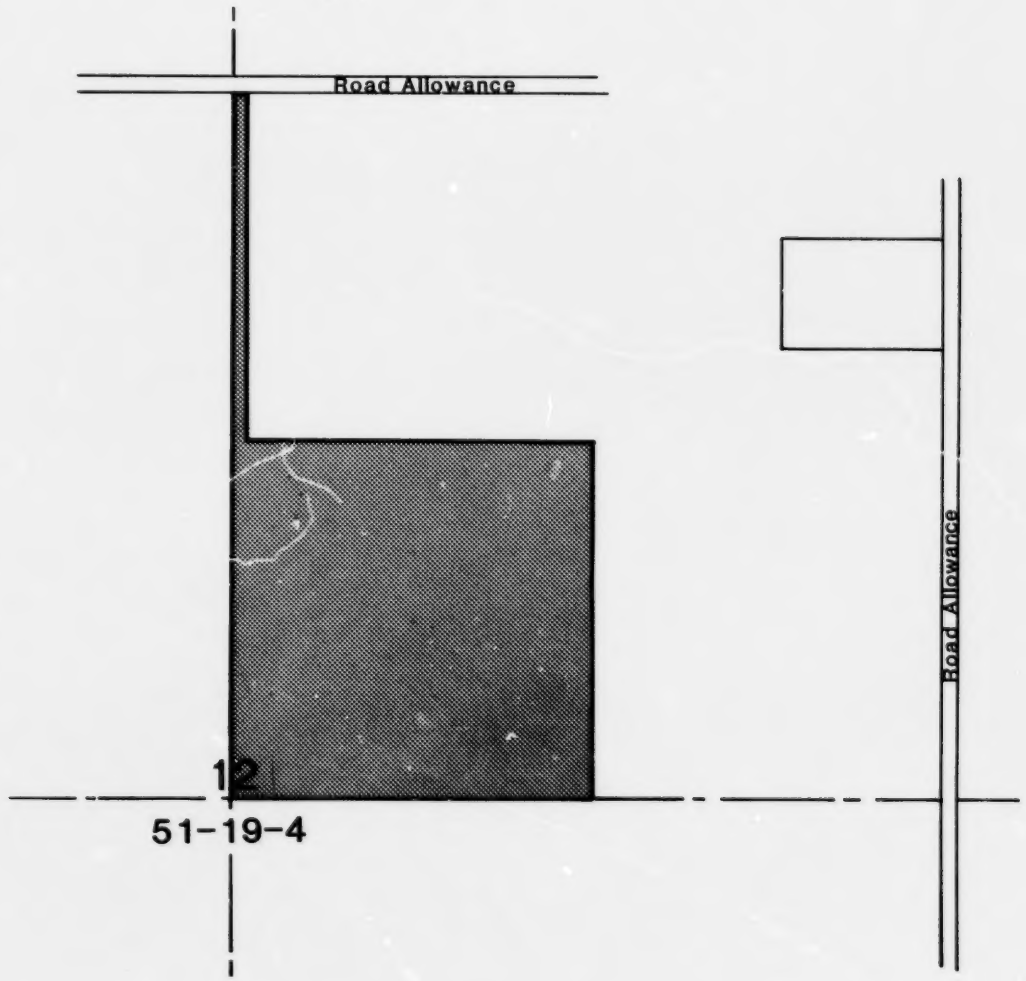


TOFIELD SEWAGE LAGOON
Plan 4237 TR Containing 44.40 Ac.
Within N.W.1/4 Sec.12-T51-R19-W4



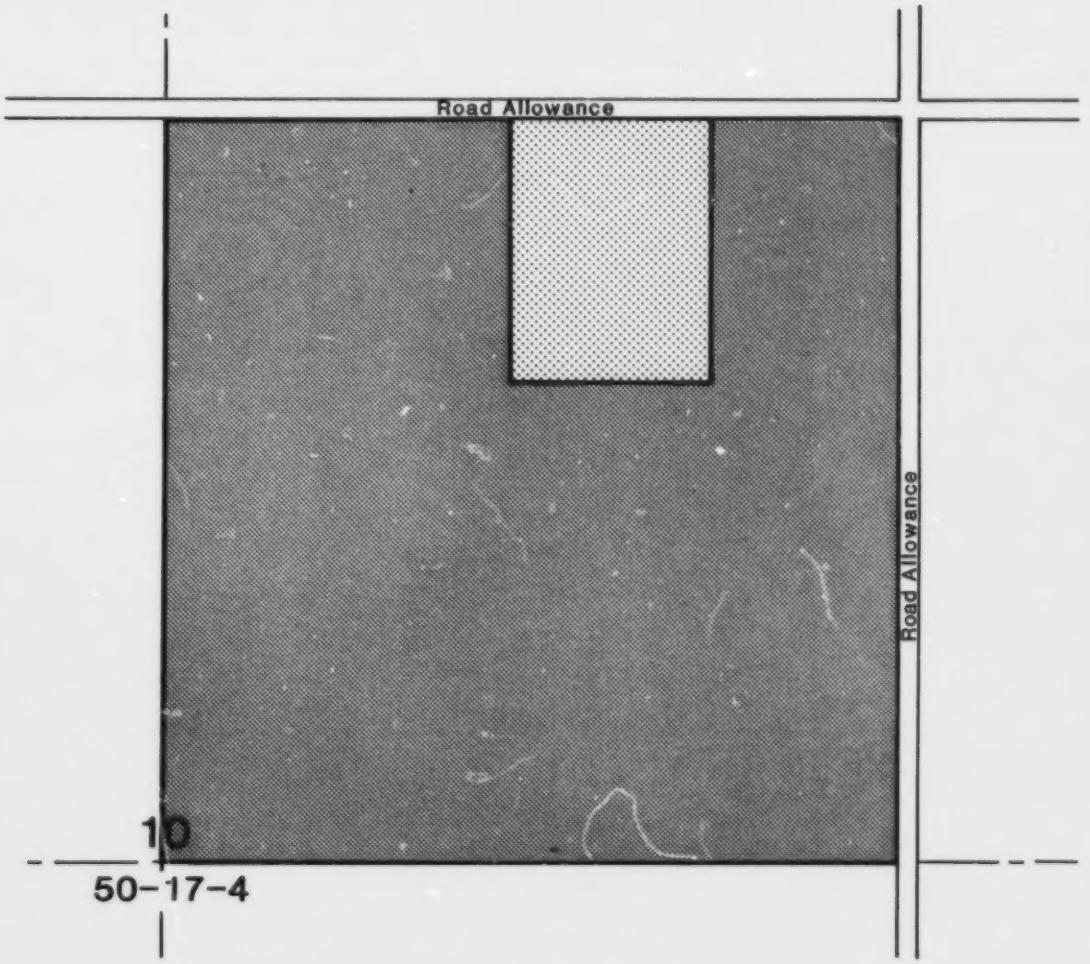
SEWAGE LAGOON

Plan 782-1898 Containing 41.03 Ac.
Within N.E.1/4 Sec.12-T51-R19-W4



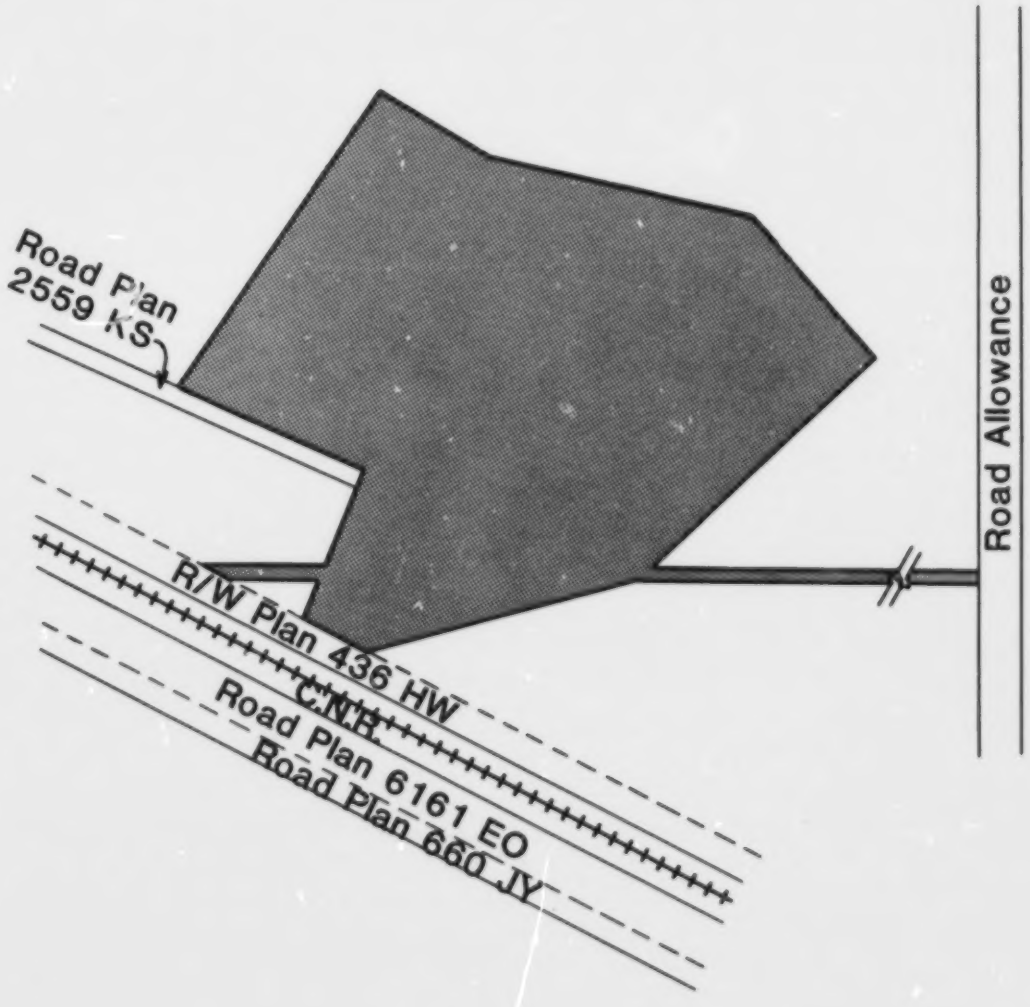
PLAN 802-0579
Containing 14.8 Ac.
Within N.E.1/4 Sec.10-T50-R17-W4

REMAINDER OF N.E.1/4 SEC.10-T50-R17-W4
Containing 145.2 Ac.

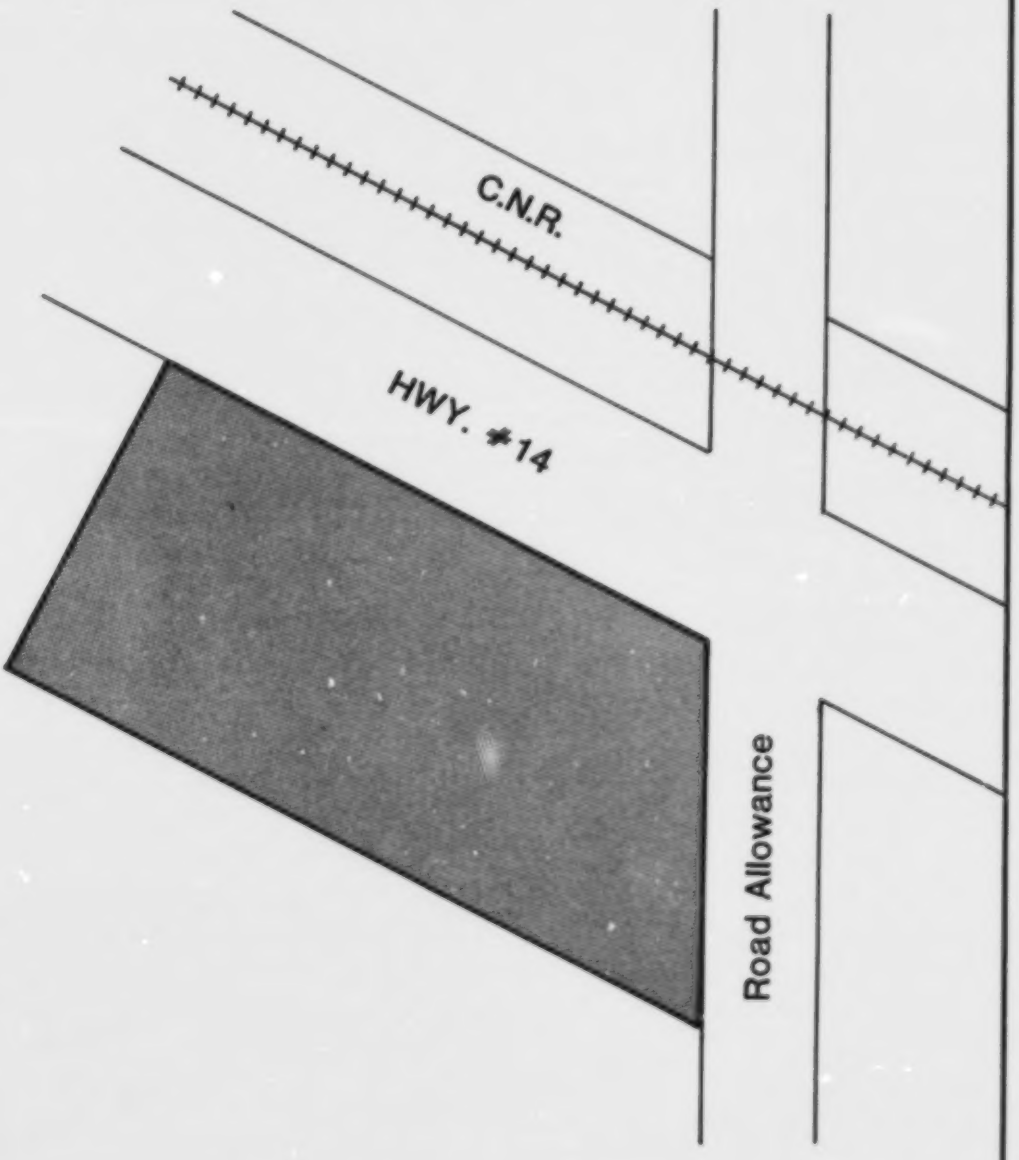


RYLEY

Plan 792-0613 Containing 22.97 Ac.
Within E1/2 Sec.35-T49-R17-W4

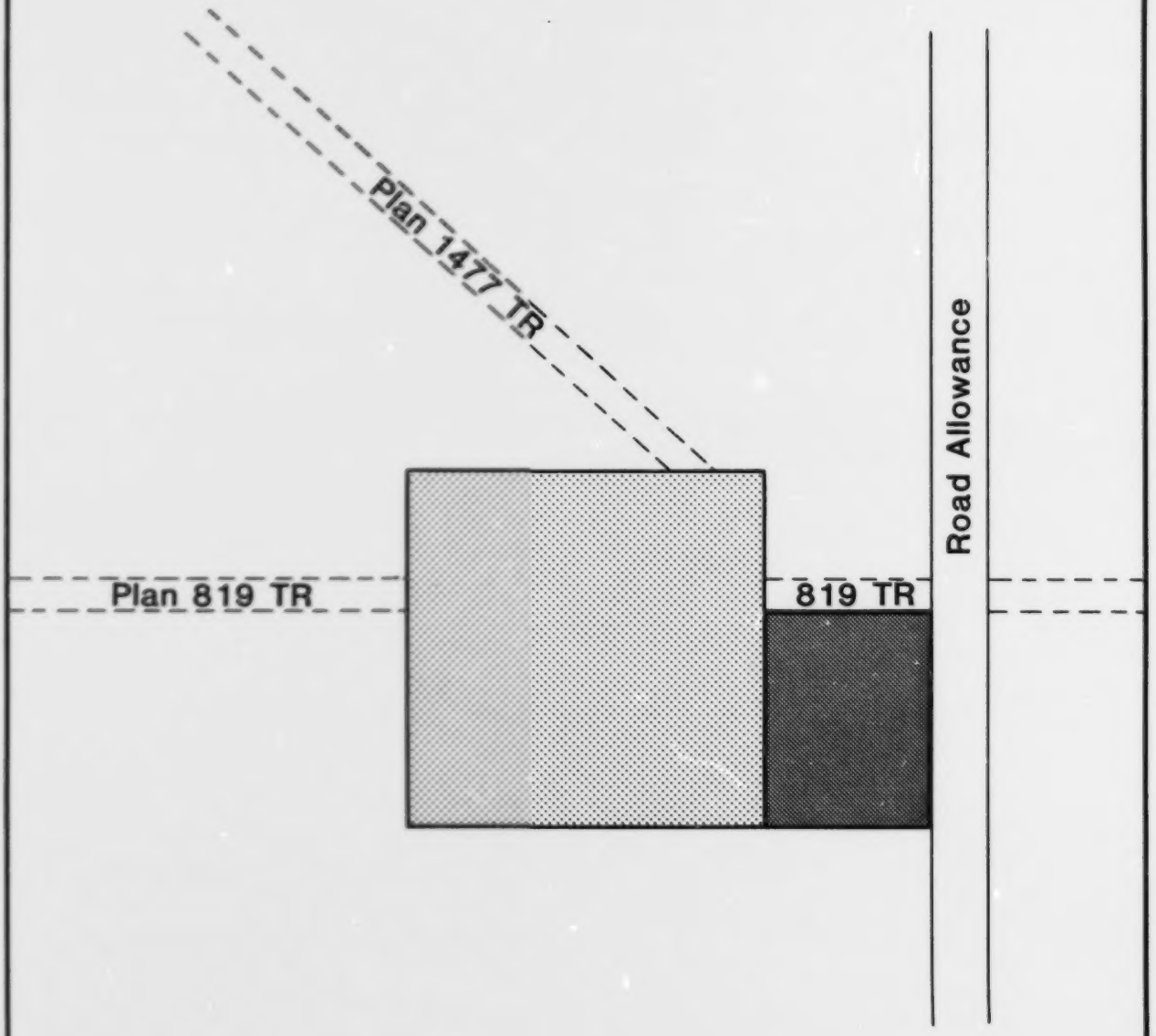


N.U.L. POE PLANT
Plan 1091 HW Containing 1.70Ac.
Within S.E.1/4 Sec. 35-T49-R17-W4

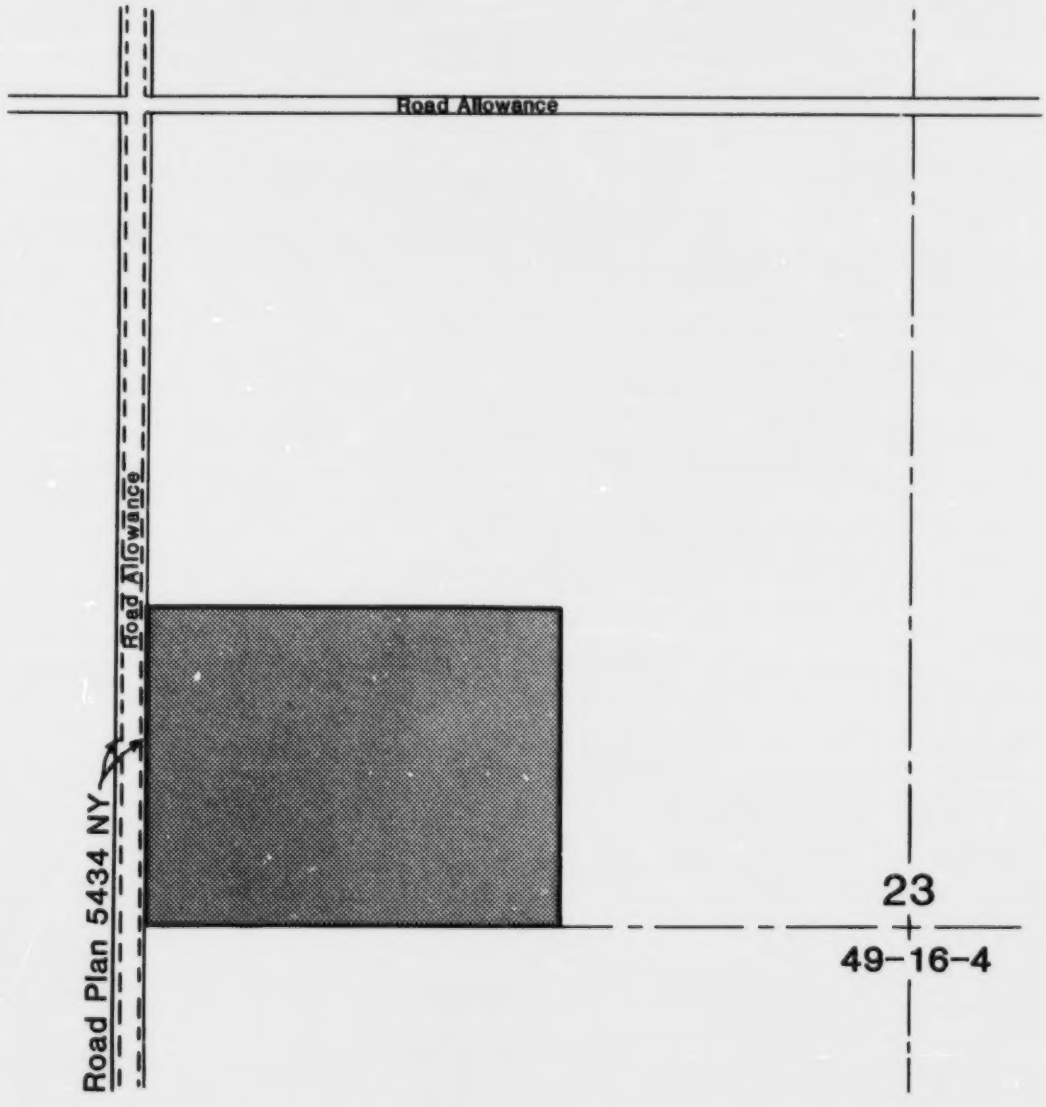


COMPRESSOR SITE
Plan 819 TR Containing 4.65 Ac.
Within N.E.1/4 Sec. 19-T48-R16-W4

COMPRESSOR SITE ADDITION
Plan 4490 TR Containing 1.36 Ac.
Within N.E. 1/4 Sec.19-T48-R16-W4

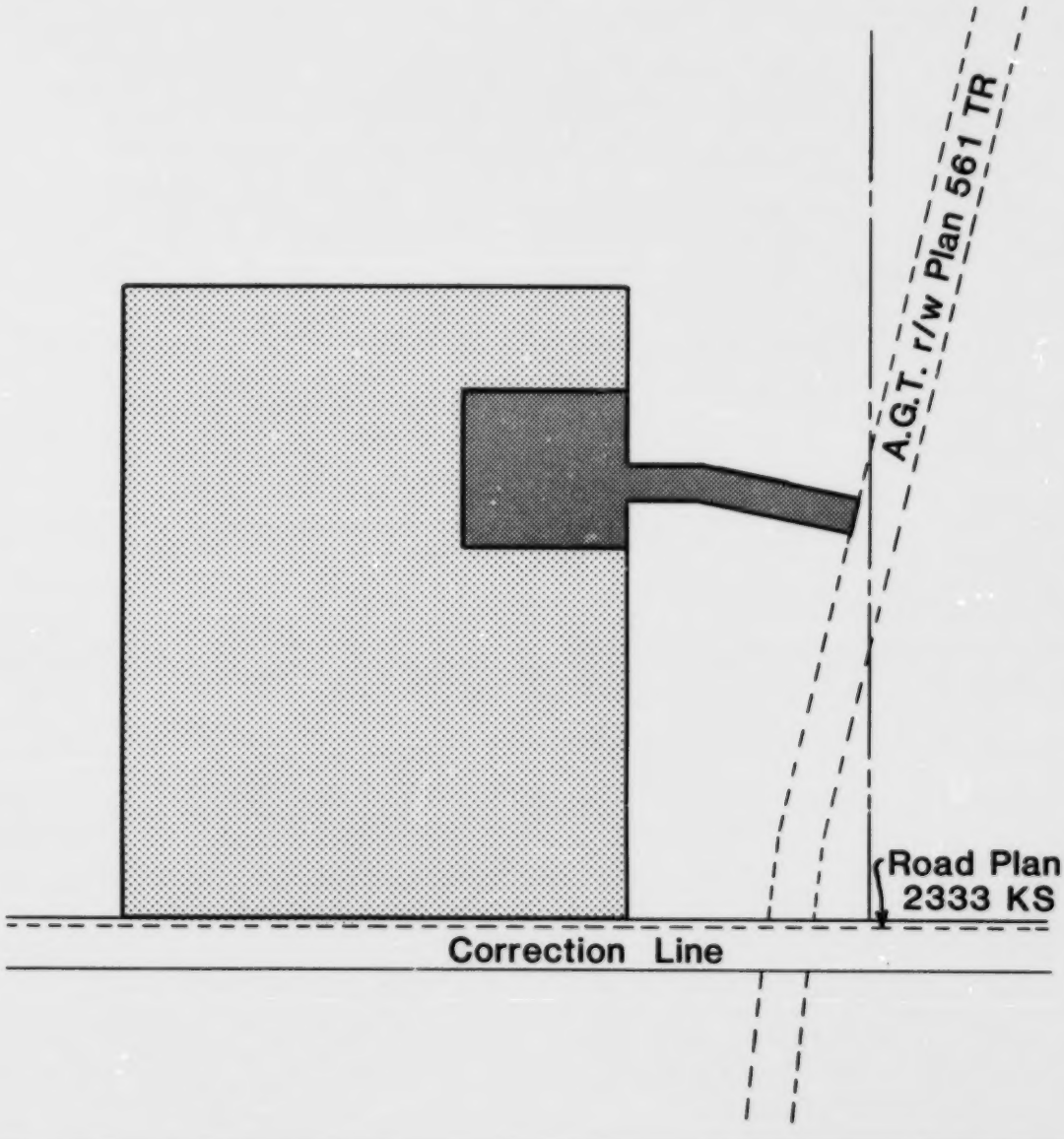


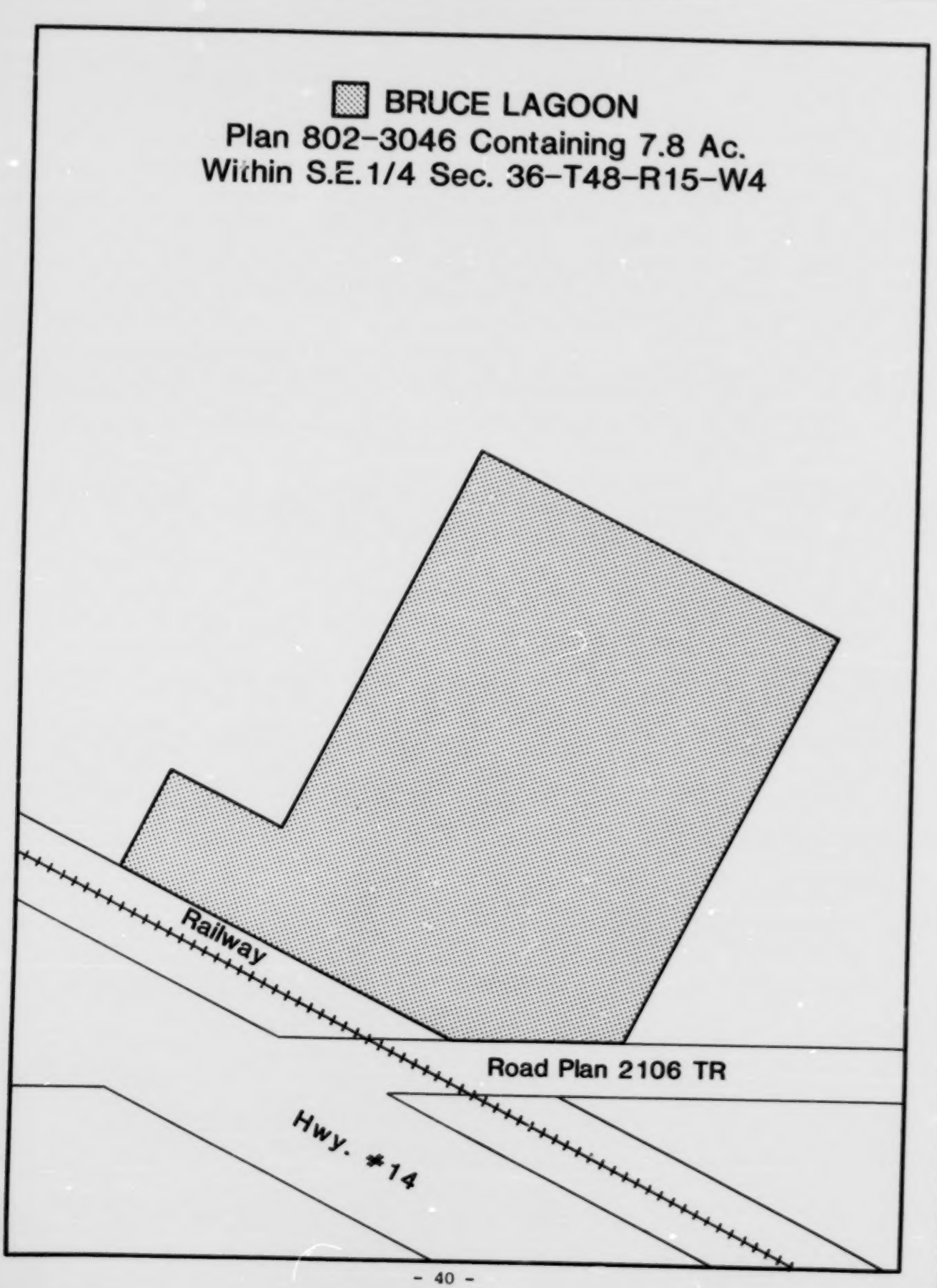
HOLDEN LAGOON
Plan 822-2565 Containing 32.14 Ac.
Within N.W.1/4 Sec. 23-T49-R16-W4



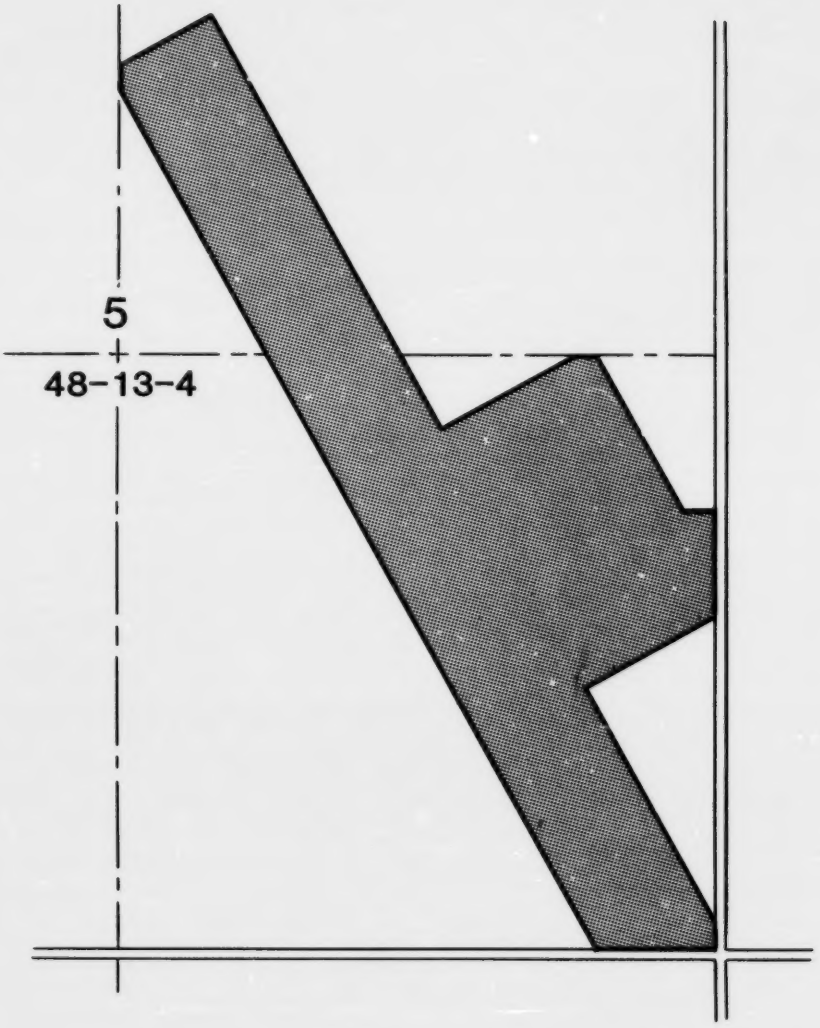
GAS PLANT SITE
Plan 1191 TR Containing 19.99 Ac.
Within S.W.1/4 Sec. 6-T47-R15-W4

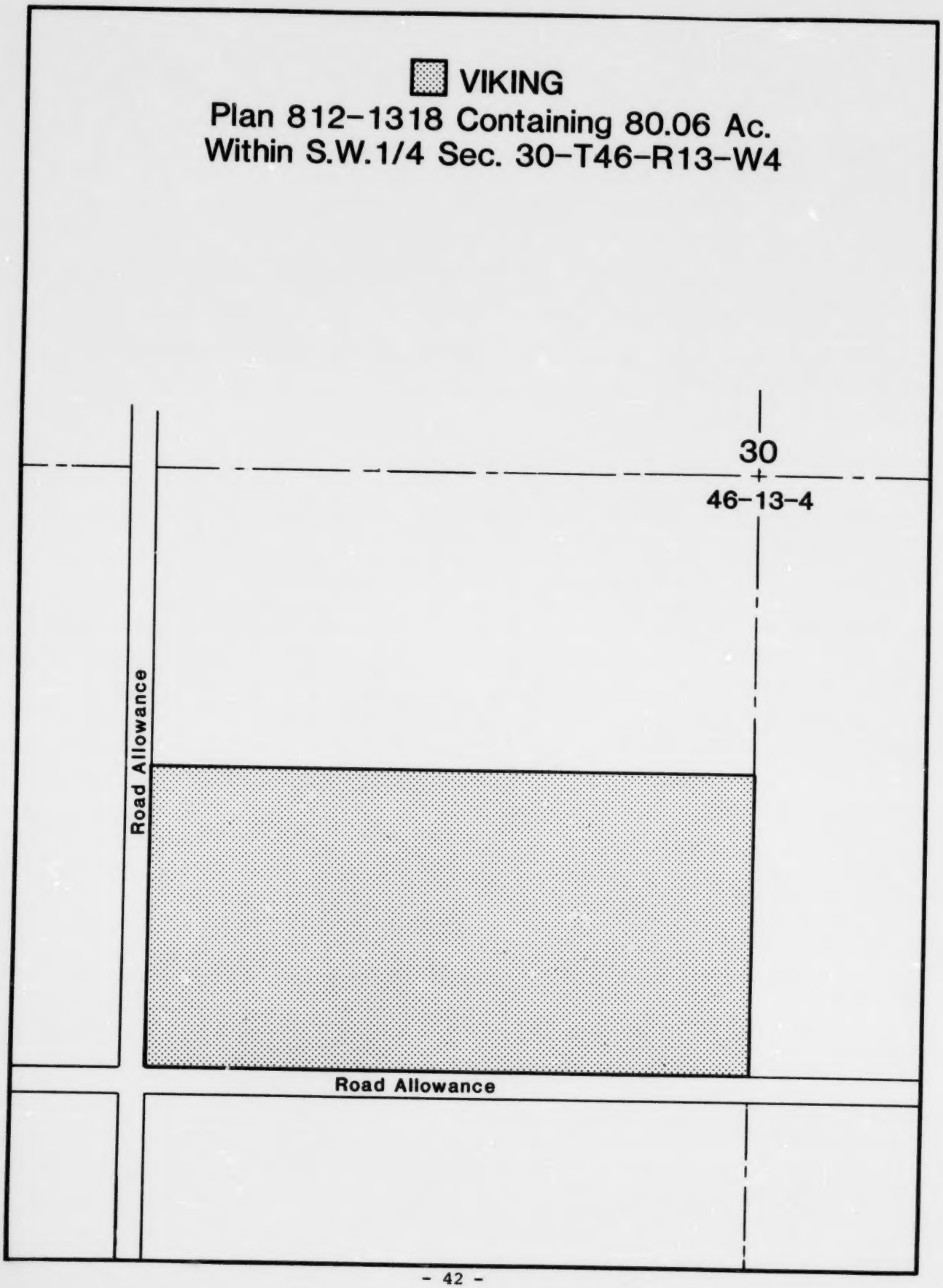
METER STATION SITE
Plan 746 TR Containing 1.98 Ac.
Within S.W.1/4 Sec. 6-T47-R15-W4

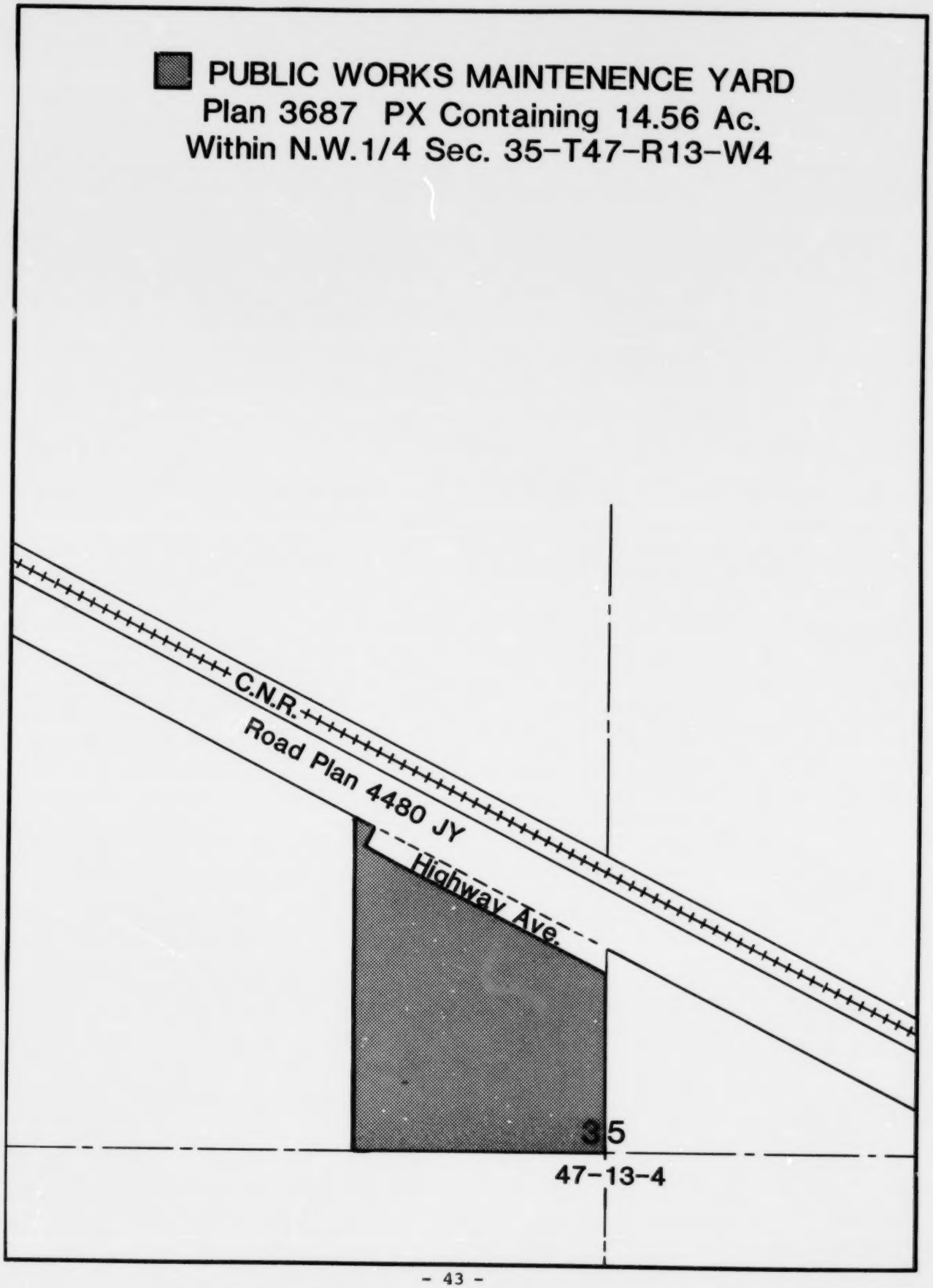



BRUCE LAGOON
Plan 802-3046 Containing 7.8 Ac.
Within S.E.1/4 Sec. 36-T48-R15-W4
Railway
Road Plan 2106 TR
Hwy. #14

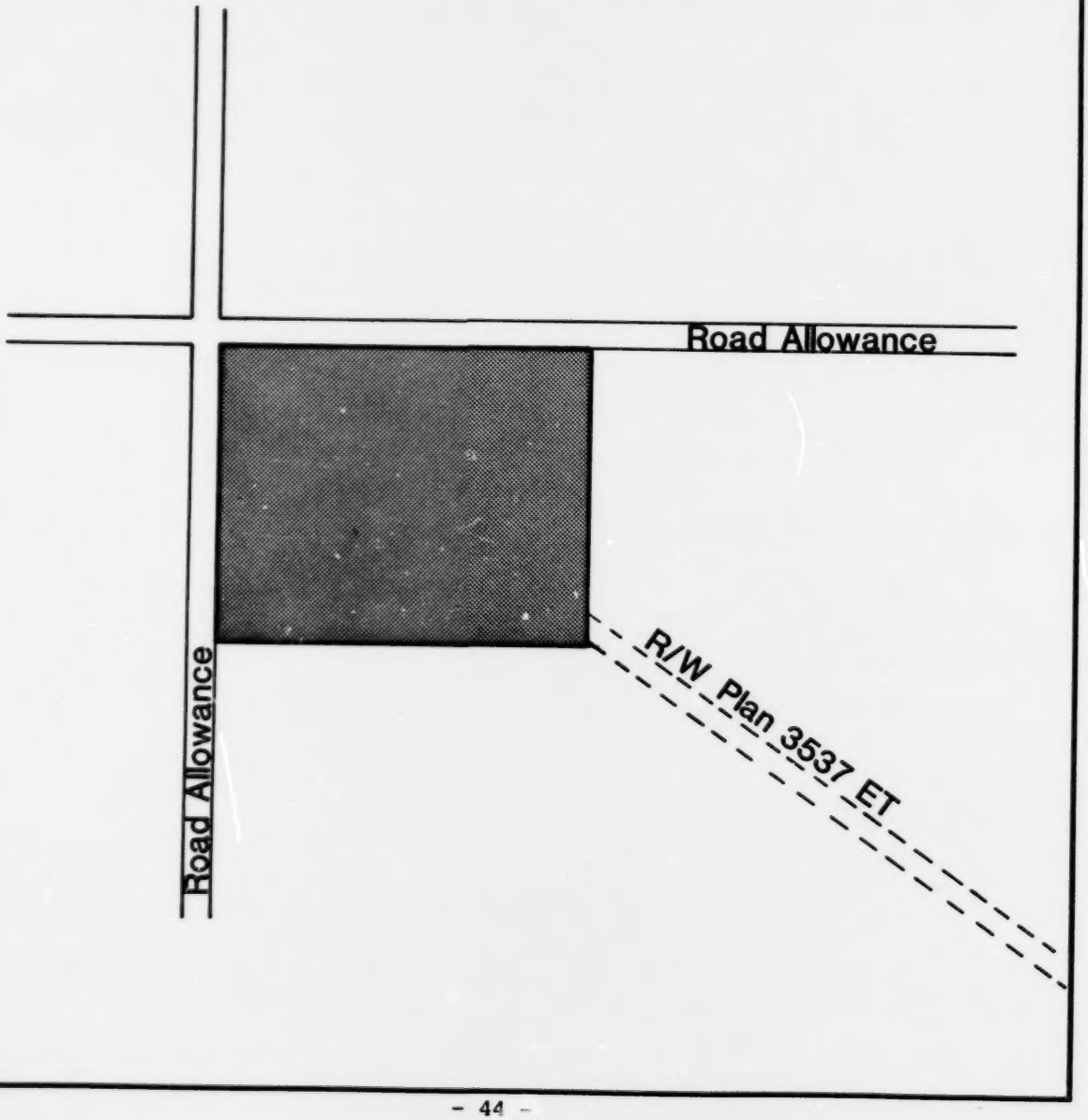
VIKING AIRSTRIP
Plan 802-0437 Containing 75.39 Ac.
Within E.1/2 Sec.5-T48-R13-W4



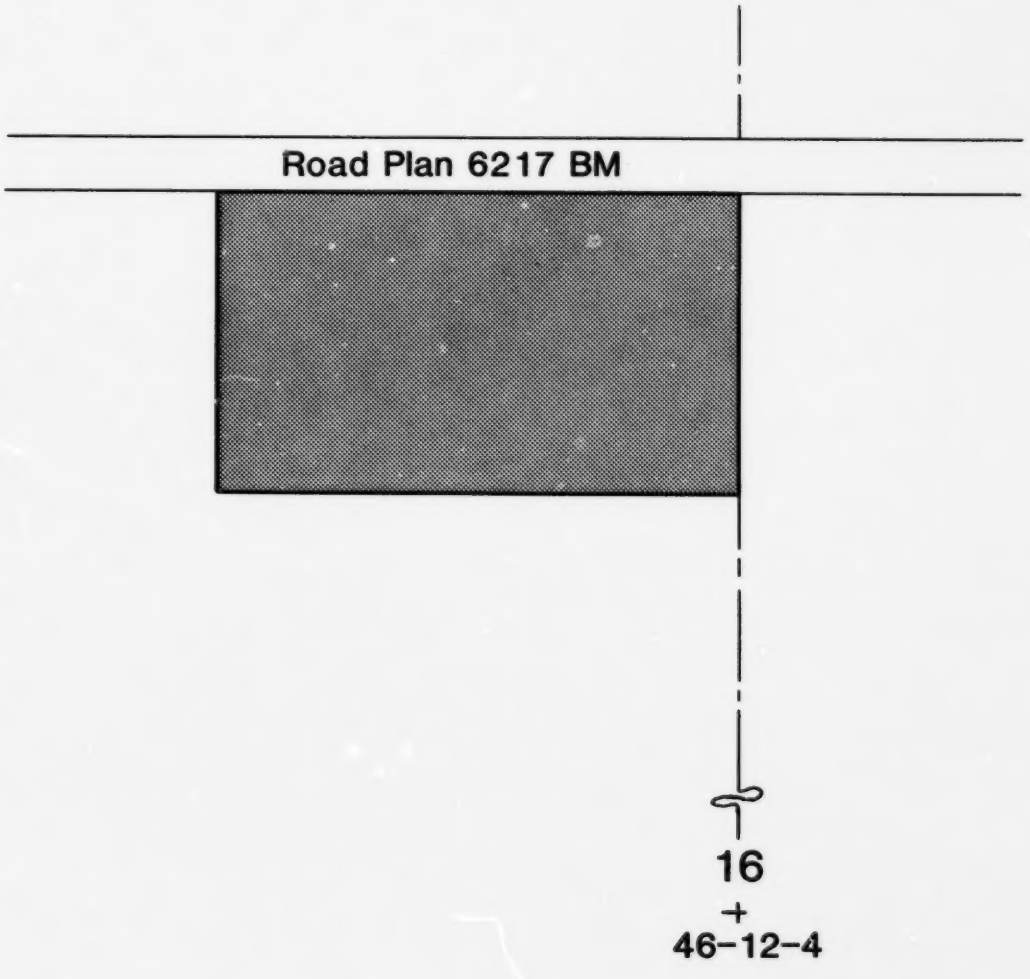

VIKING
Plan 812-1318 Containing 80.06 Ac.
Within S.W.1/4 Sec. 30-T46-R13-W4
30
46-13-4
Road Allowance
Road Allowance


PUBLIC WORKS MAINTENENCE YARD
Plan 3687 PX Containing 14.56 Ac.
Within N.W.1/4 Sec. 35-T47-R13-W4
C.N.R.
Road Plan 4480 JY
Highway Ave.
35
47-13-4

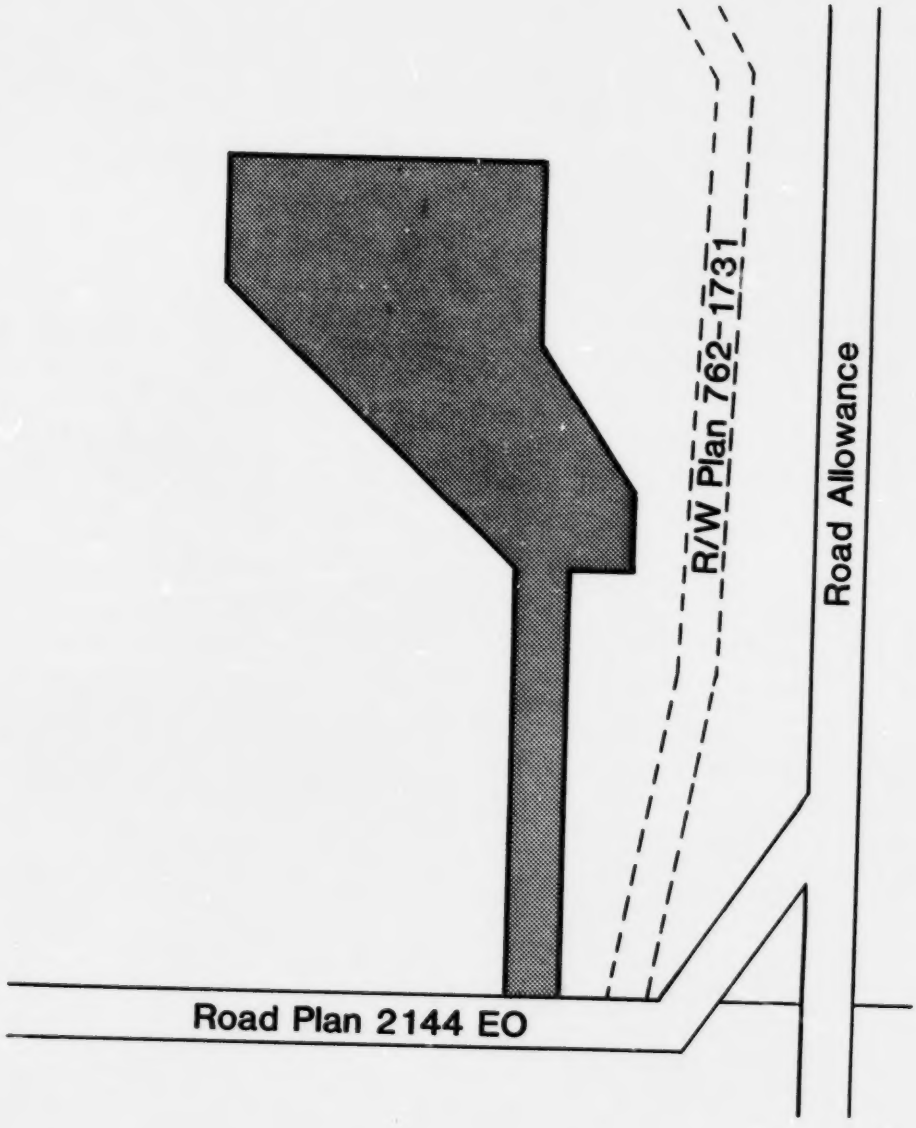
N.U.L. VIKING GAS PLANT
Plan 3537 ET Containing 17.39 Ac.
Within N.W.1/4 Sec.31-T48-R12-W4



KINSELLA COMPRESSOR SITE
Plan 772-0365 Containing 4.82 Ac.
Within N.W.1/4 Sec. 16-T46-R12-W4



KINSELLA LAGOON
Plan 822-0583 Containing 4.82 Ac.
Within S.E.1/4 Sec.34-T46-R11-W4



Part 6 General Provisions

6.1 Subdivision of Land

(1) Where the development of land involves a subdivision of land, no development permit shall be issued until the application has been submitted to the Director of Planning and written evidence received by the Development Officer that the necessary subdivision has the approval of the Director of Planning.

(2) The number of dwelling units permitted on any parcel of land shall not exceed one except when the second dwelling unit is proposed to be constructed or located on a lot of 32.5 hectares (80 ac.) or more.

(3) The above section (2) shall not apply when the second or any additional dwelling unit:

(a) is to be occupied by a person who is employed full time for at least 6 months each year in an agricultural pursuit; or
(b) is contained in a building designed for or divided into two or more dwelling units; or
(c) is a mobile unit as defined in the Municipal Government Act forming a part of a mobile home park; or
(d) is a building that is the subject of a condominium plan registered in a land titles office under the Condominium Property Act.

6.2 Site Conditions

(1) The Development Officer may prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials, and other similar uses.

(2) The Development Officer in considering an application may impose conditions requiring the retention of trees, or additional planting of such a type and extent that is considered necessary on any permission for development.

(3) A minimum buffer strip of 22.9 metres (75 ft.) should be preserved from the top of the bank of any river, creek of watercourse. No structures of any kind shall be permitted within this strip. The Development Officer may require a soil analysis, and additional setbacks may be required at his discretion.

(4) The location of any shelter belts shall be approved by the Development Officer.

(5) No buildings, fences, trees, haystacks or other similar obstructions to visibility shall be permitted at the intersection of two rural roads (see Figure 5, Schedule B).

6.3 Top Soil Removal

(1) A permit is required before the commencement or continuation of the removal of top soil and such permits shall only be granted where it is shown to the satisfaction of the Development Officer that the land will not be adversely affected by removal. The Development may refer any application for removal of top soil to the Soil Conservation Officer acting under the Soil Conservation Act, for approval.

6.4 Existing Substandard Lots

(1) Development on existing substandard lots may be considered by the Development Officer. Compliance with the Plumbing and Drainage Regulations, Provincial Board of Health Regulations and the Building Permit By-law will be required.

6.5 Sanitary Facilities

(1) All buildings erected, placed or moved into districts established by this by-law, to be used for a dwelling unit, commercial or industrial purpose shall be provided with sanitary facilities to the satisfaction of the Local Health Authority and the Provincial Plumbing Inspector.

6.6 Protection from Exposure Hazards

(1) The location of an anhydrous ammonia or liquefied petroleum gas (AA or LPG) storage tank with a water capacity exceeding 9,092.2 litres (2000 gallons) shall be in accordance with the requirement of the Development Officer but in no case be less than a minimum distance of 121.9 metres (400 ft.) from assembly, institutional, mercantile or residential buildings.

(2) AA or LPG containers with a water capacity of less than 9,092.2 litres (2000 gallons) shall be located in accordance with regulations under the Gas Protection Act.

(3) Flammable liquids storage tanks at bulk plants or service stations shall be located in accordance with regulations under the Fire Prevention Act.

(3) Flammable liquids storage tanks at bulk plants or service stations shall be located in accordance with regulations under the Fire Prevention Act.

(4) Setbacks from pipelines and other utility corridors shall be at the discretion of the Municipal Planning Commission/Development Officer and be in accordance with the appropriate Provincial Regulations or Acts.

6.7 Sour Gas Facilities

(1) No development shall be permitted within 0.1 km (330 ft.) of a Level 1 sour gas facility (consisting of a well) as determined by the Energy Resources Conservation Board, (E.R.C.B.).

(2) In the case of a Level 2 sour gas facility as determined by the E.R.C.B.:

(a) No permanent dwelling shall be permitted within 0.1 km (330 ft.) of the facility.

(b) No rural public facility shall be permitted within 0.5 km (1640 ft.) of the sour gas facility.

(3) In the case of a Level 3 or Level 4 sour gas facility as determined by the E.R.C.B.:

(a) No permanent dwelling shall be permitted within 0.1 km (330 ft.) of the facility.

(b) No unrestricted country residential development having a density of more than 8 dwellings per quarter section shall be permitted within 0.5 km (1640 ft.) of the facility.

(c) No rural public facility shall be permitted within 1.5 km (4921 ft.) of the sour gas facility.

6.8 Objects Prohibited or Restricted in Yards

(1) No person shall keep or permit in any residential area:

(a) Any object or chattel which, in the opinion of the Development Officer is unsightly or tends to adversely affect the amenities of the district.

(b) Any excavation, storage or piling up of materials required during the construction stage unless all necessary safety measures are undertaken; the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

(2) No fur bearing animals, fowl or livestock other than domestic pets shall be permitted on parcels lying within the Urban General District.

(3) The matters of pollution and adverse effects on other properties by holdings created, shall be such that no use be allowed which may be offensive to a neighbouring owner or municipality. The word "offensive" here implies sight, smell and/or anything which may adversely affect a neighbouring owner or municipality.

6.9 Highways and Secondary Roads

(1) No development permit shall be issued for development within one half mile of the boundary of the right-of-way of a highway until a permit under regulations made in accordance with the Public Highways Development Act, has been issued by Alberta Transportation.

(2) All applications for development permits within a Secondary Road District shall be referred to the District Highway Engineer for comments prior to the issuance of a permit.

(3) On a parcel of land located at the intersection of a secondary road with a rural road, no development shall be permitted within the areas as illustrated in Figures 2 of this schedule.

(4) On a parcel of land located at the intersection of two secondary roads, no development shall be permitted within the area illustrated in Figure 3 of this schedule.

(5) On a parcel of land located in the inside of a road curve, no development shall be permitted within the areas illustrated in Figure 4 of this schedule.

(6) No development shall be located so that access or egress to a secondary road is within 152.40 metres (500 ft.) of the beginning or end of a road curve of greater than two degrees curvature or within 304.80 metres (1000 ft.) of the intersection of two roads as illustrated in Figures 2, 3, and 4 of this schedule.

(7) Access or egress to a secondary road shall not be permitted where it would be:

(a) less than 152.40 metres (500 ft.) from an existing access or egress on the same side of the road;

(b) less than 152.40 metres (500 ft.) from a bridge;

(c) less than 152.40 metres (500 ft.) from an at-grade railway crossing;

(d) at a point where the gradient of the road is in excess of 3 percent when the existing surveyed road has been constructed to secondary road standards in the case of an existing surveyed road not constructed to secondary road standards, access or egress will be permitted only if construction to secondary road standards is expected within two years and the grade will then be less than 3 percent.

(8) The planting of trees adjacent to secondary roads shall be in accordance with the requirements of Figures 2, 3, and 4 of this schedule.

(9) Where a secondary road intersects a Highway, the Highway Development Control Regulations shall apply to development adjacent to the secondary road where it intersects.

6.10 Access and Parking

(1) In all districts, vehicular entrances and exists onto public roadways shall only be permitted at locations approved by the Development Officer/Municipal Planning Commission (See Highways and Secondary Roads).

(2) In all districts an off-street parking space shall be provided in accordance with the minimum requirements of each use.

(3) Unless otherwise approved by the Development Officer/Municipal Planning Commission a parking space shall not be less than 2.5 metres (8 ft. 6 in.) in width nor less than 5.5 metres (18 ft.) in length and shall be located on the same lot as the main building or use.

(4) Off-street loading spaces shall be provided in accordance with the minimum requirements of each use.

(5) Unless otherwise approved by the Development Officer/Municipal Planning Commission, a loading space shall be located on the same lot as the main building or use.

(6) In all districts, if not otherwise provided for, in regulating the facilities for off-street parking, the owner of the land to be developed may, subject to the approval of the Municipal Planning Commission or the Development Officer:

   (a) provide the required off-street parking on land other than that to be developed, or

   (b) at his option and in lieu of providing off-street parking, pay to the Municipality such amount of money on such terms as the Council considers reasonable in return for the equivalent public parking space to be provided by the municipality elsewhere in the district. Any money so received by the municipality shall be used only for the development of municipal off-street parking facilities.

6.11 Signs

(1) No signs or advertising structures of a commercial, directional or informative nature shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved and a development permit has been issued.

(2) No signs or advertising structures shall be erected on or affixed to private property without the prior consent of the property owner or tenant.

(3) No signs, billboards, advertising structures or signboards shall be erected on or affixed to public property without the prior consent of the appropriate public body.

(4) Notwithstanding the generality of (1) above nor the provisions of (2) and (3) above the following signs may be erected on land or affixed to the exterior surface of a building or structure without application for a development permit provided that no such signs shall be illuminated and provided that any necessary permits have been obtained in accordance with the Highway Development Control Regulations:

(a) Signs for the purpose of identification, direction and warning or relating to a person, partnership or company carrying on a profession, business or trade, or relating to an institution of a religious, educational, cultural, recreational or similar character or to a residential hotel, apartment block, club or similar institution, not exceeding 1.1 square metres (12 sq. ft.) and limited to one sign per parcel.

(b) Temporary advertisement relating to the sale or letting of land, the sale of goods or livestock, the carrying out of building or similar work, announcement of any local event of a religious, educational, cultural, political or similar character not exceeding 1.9 square metres (20 sq. ft.) provided that all such temporary advertisements shall be removed by the advertiser within 15 days of the completion of the event or works to which such advertisements relate.

(c) Advertisements or signs in relation to the function of Local Authorities, Utility Boards or other public or quasi-public bodies.

(5) No sign or advertisement shall resemble or conflict with a traffic sign, nor shall it be a traffic hazard.

(6) All advertisements shall be kept in a safe, clean and tidy condition, and may by resolution of Council be required to be renovated or removed.

(7) No signs or advertising structures other than those specified under (4) above shall be permitted in Country Residential or Country Residential (Resort) Districts.

(8) No signs or advertising structures or any kind shall be permitted in the Highway Development District unless the prior approval of Alberta Transportation has been obtained.

6.12 Accessory Buildings in the Urban General District

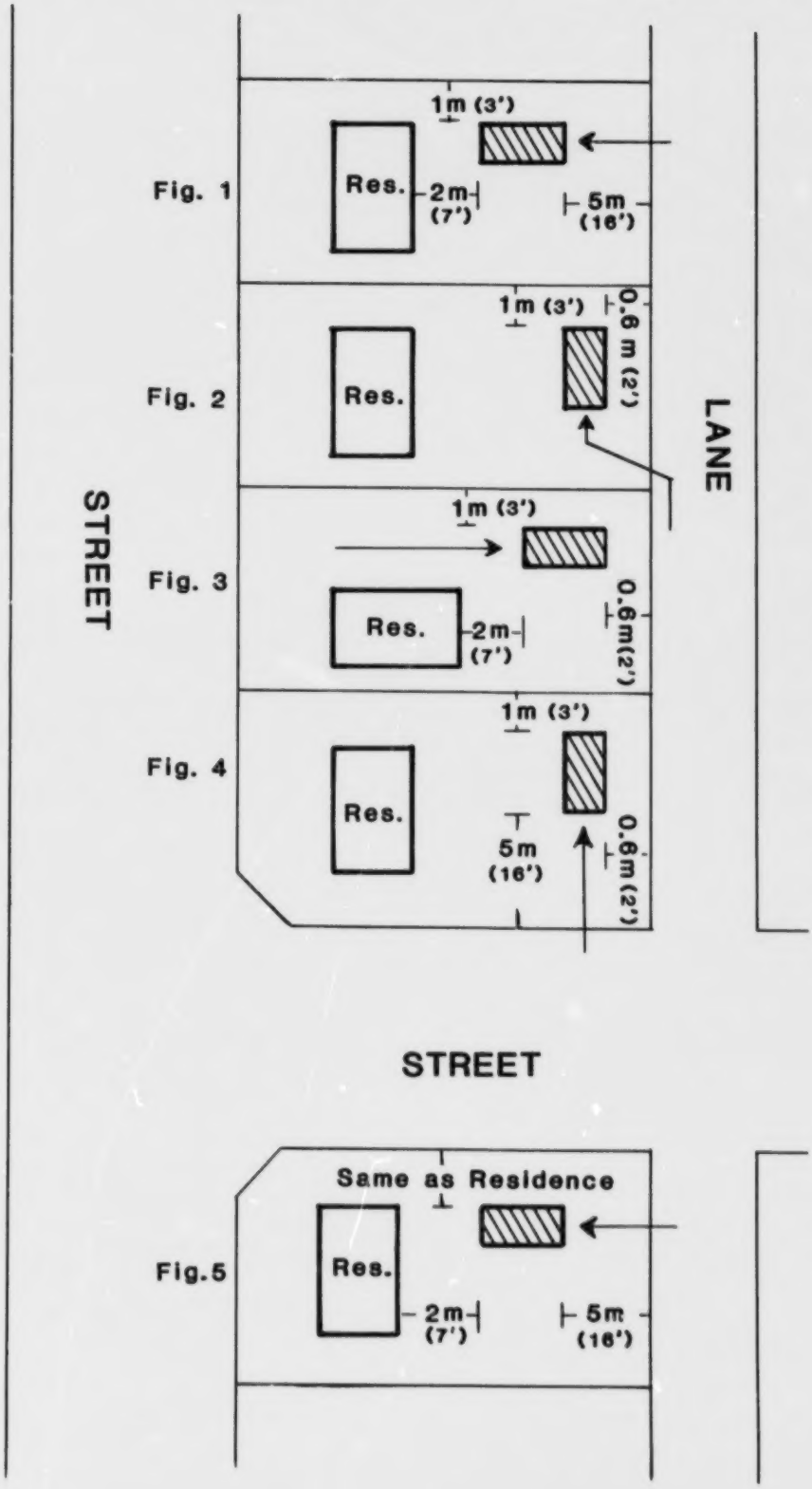
(1) An accessory building shall not be used as a dwelling.

(2) The siting of a detached garage or other accessory building shall be in accordance with those figures shown on the following page.

(3) The siting of an accessory building on an irregular shaped parcel shall be as approved by the Development Officer.

(4) An accessory building shall not be located in the front yard.

Siting of Accessory Buildings



(5) An accessory building shall not be located closer than 2.1 metres (7 ft.) to a main building.

(6) The height of an accessory building shall not exceed 4.9 metres (16 ft.).

(7) Where a structure is attached to the principle building on a site by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the principle building and is not an accessory building.

6.13 Airport Vicinity Protection Area

No development shall be permitted within an Airport Vicinity Protection Area unless it complies with the Airport Vicinity Protection Area Regulation. Any application to amend the Regulation shall be submitted to and processed by the Minister of Municipal Affairs.

6.14 Historical and Archaeological Sites

Historical sites or archaeological sites identified pursuant to The Alberta Historical Resources Act shall be protected in accordance with guidelines established by Alberta Culture, and the policies established in the General Municipal Plan.

Part 7 Special Provisions

7.1 Service Stations

(1) Service, or gas stations shall be located in such a manner that:

(a) No entrance or exit thereto for motor vehicles is within 61.0 metres (200 ft.) of an entrance to or exit from a firehall, public or private school, playground, library, church, hospital, children's or old people's home or other similar public or quasi-public institutions.

(b) No part of a service station or gas station building, pump or other accessory building shall be within 6.1 metres (20 ft.) of a side or rear property line.

(c) Service stations shall have a front yard of not less than 12.2 metres (40 ft.) and no gasoline pump shall be located closer than 6.1 metres (20 ft.) to the front property line.

(d) Underground storage tanks shall be set back from adjacent buildings in accordance with Alberta Regulation 357/71 passed pursuant to the Fire Prevention Act.

(2) Site Area and Coverage

(a) The minimum site area shall be 743.2 square metres (8,000 sq. ft.) and the maximum building coverage shall be 25 percent of the site area. For service stations including car wash the minimum site area shall be 1114.8 square metres (12,000 sq. ft.).

(b) Where a service station forms part of a shopping centre or auto dealership development, the minimum site area and maximum building coverage may be varied at the discretion of the Development Officer.

(3) Site and Building Requirements

(a) All parts of the site to which vehicles may have access shall be hardsurfaced and drained to the satisfaction of the Development Officer.

(b) No activity may be carried on which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the site, by reason of dust, noise, gases, odours, smoke or vibration.

(c) The site of the buildings shall be maintained in a clean and tidy condition and free from all debris.

7.2 Motels

(1) A person applying to develop a site as a motel where permitted under this By-law, shall comply with the following provisions:

(a) Interpretation

For the purposes of this subsection, a rentable unit means a separate unit on a motel site used or intended to be used for the dwelling accommodation of one or more persons.

(b) Site Requirements for Motels

Minimum Site Area/Unit	Yards	Parking On Site	Minimum Floor Area/Unit
One Storey 139.4 sq. m.. (1500 sq. ft.)	Front 7.6 m. (25 ft.) Side 3.0 m. (10 ft.) Rear 3.0 m. (10 ft.)	One per Sleeping Unit and One per 2 employees	26.5 sq. m. (285 sq. ft.)
Two Storey 92.9 sq. m. (1000 sq. ft.)	Front 7.6 m. (25 ft.) Side 3.0 m. (10 ft.) Rear 3.0 m. (10 ft.)	One per Sleeping Unit and One per 2 Employees	26.5 sq. m (285 sq. ft.)

(c) Space Between Buildings

Except in the case of rentable units and any other buildings where connected by a continuous roof to form a shelter for motor vehicles, not less than 3.7 metres (12 ft.) of clear and unoccupied surface space shall be provided between each rentable unit and any other building on the site.

(d) Driveways

Each rentable unit shall face on to or abut a driveway not less than 6.1 metres (20 ft.) in width and shall have unobstructed access thereto.

(e) Entrances and Exits

Not more than one motor vehicle entrance and one motor vehicle exit to a street, each of a minimum width of 7.6 metres (25 ft.) measured at its minimum dimension shall be permitted, provided that one combined motor vehicle entrance and exit shall be permitted, not less than 9.1 metres (30 ft.) in width.

(f) Maintenance of Site and Buildings and Business

The owner, tenant, operator or person in charge of a motel shall at all times:

(i) maintain the site and the buildings, structures and improvements thereon in a clean, neat, tidy and attractive condition and free from all rubbish and debris;

(ii) maintain garbage and/or incineration facilities to the satisfaction of the Development Officer/Municipal Planning Commission, who shall consult with the Health Unit Inspector; and

(iii) maintain an appropriate fence where required, not less than .76 metres (30 in.) in height around the boundaries of the site and shall landscape and keep the site landscaped.

7.3 Intensive Agricultural & Horticultural Uses

(1) All development proposals shall be considered and decided upon by the Development Officer/Municipal Planning Commission based upon their individual merit and consideration should be given to such items as:

(a) site selection;
(b) waste disposal;
(c) first owner priority; and
(d) distance from roads and water courses.

(2) No development permit shall be issued for any poultry operation or livestock breeding, fattening, milking or holding operation within one mile of an urban municipality if the presence of livestock may prevent the subdivision or development of land in the urban municipality in the foreseeable future.

(3) All development permit applications for intensive livestock operations shall be referred to Alberta Agriculture for comments prior to the issuance of a permit, to ensure that the proposal will qualify for a Certificate of Compliance issued by Alberta Agriculture and is to be evaluated according to the specifications of the Minimum Distance Separation Formula.

(4) A development permit issued by the Development Officer for a livestock feeding lot may state the maximum number of animal units to be confined. For the purposes of this bylaw the following "number of animals equivalent to one animal unit" shall apply:

KIND OF ANIMAL		# OF ANIMALS EQUIVALENT ONE ANIMAL UNIT (A.U.)
CATTLE:	Dairy Cows	0.8
	Beef, cows or bulls	1.0
	Feeder cattle	1.5
	Replacement heifers	2.0
	Calves	5.0
SWINE:	Sows - farrow to weaning (includes gilts suckling 18 kg)	3.0
	Feeder hogs (54 kg. average)	5.0
	Weaner hogs (less than 20 kgs)	15.0
POULTRY:	Hens, cockerals	125.0
	Chicks, broilers	250.0
	Turkeys hens, heavies	75.0
	Turkey toms, heavies	50.0
	Turkey broilers	100.0
SHEEP:	Rams or ewes plus lambs	5.0
	Lambs	12.0
HORSE:		1.0
MINK:		80.0
RABBITS:		40.0

(5) The Development Officer/Municipal Planning Commission may request the submission of plans of sufficient detail to fully assess the development permit.

7.4 Rural Industries

(1) An application for the establishment of industries in rural areas shall be considered by the Development Officer who may request advisory comment by the following authorities whose interest or jurisdiction may be affected:

Provincial Director of Planning
Alberta Tourism and Small Business
Alberta Transportation
Alberta Agriculture
Alberta Environment
Alberta Energy and Natural Resources
Health Unit

The Development Officer shall request that such comments be made in writing.

(2) Each application for industrial location shall be accompanied by the following information:

Location
Type of Industry
Size of buildings
Number of employees
Estimated water demand and anticipated source
Type of effluent and method of treatment
Transportation routes to be used (rail and road)
Reason for specific location
Any accessory works required (pipeline, railway spurs, etc)
Anticipated residence location of employees

and/or any such other information as may be reasonably required by the Development Officer.

(3) All site regulations and requirements shall be based upon the type of industrial development proposed, and shall be at the discretion of the Development Officer.

(4) Each application shall be reviewed by the Development Officer/Municipal Planning Commission in relation to the policies guiding industrial development as set out in the General Municipal Plan.

7.5 Mobile Homes

(1) Mobile homes shall have Canadian Standard Association Certification.

(2) All accessory structures, such as patios, porches, additions and skirtings, shall be:

(a) factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the mobile homes; and

(b) considered as part of the main building; and

(c) erected only after obtaining a development permit.

(3) A mobile home unit shall be skirted from the floor level to the ground level and shall match the existing finish of the mobile home.

(4) The floor area of porches and additions shall be proportionate to the floor area of the mobile home unit and this relationship shall be determined by the Development Officer.

(5) No accessory building, use or parking space shall be located in the front yard of a mobile home use.

(6) For the purposes of storage, any furniture, domestic equipment or seasonally used equipment shall be stored in adequate covered storage or screening either individually on the lot or communally which shall conform to the local Building, Fire, Electrical and Plumbing standards.

(7) The following regulations also apply to mobile home uses located in residential subdivisions and mobile home subdivisions:

(a) The hitch and wheels are to be removed from the mobile home;

(b) All mobile homes shall be placed on a foundation or base. The mobile home is to be attached by means of bolting or otherwise to the foundation or base;

(c) The property is to be grassed and landscaped within one year from the date of issue of the development permit; and

(d) Minimum lot area and width may be less in the case of existing registered substandard lots, with the approval of the Development Officer/Municipal Planning Commission.

(8) The following regulations also apply to mobile home parks:

(a) In a mobile home park, the stalls shall be located at least 3.0 metres (10 ft.) from a boundary of a street and at least 3.0 metres (10 ft.) from adjacent parcels. The setback strip shall be landscaped and/or fenced to the satisfaction of the Development Officer;

(b) All roads in a mobile home park shall be constructed and maintained to the satisfaction of the Development Officer. Minimum right of way width shall be 9.1 metres (30 ft.);

(c) All parks shall be provided with safe, convenient, all season pedestrian access of at least .9 metres (3 ft.) in width for intended use between individual mobile homes, the park street and all community facilities provided for park residents;

(d) Visitor parking space shall be provided at a ratio of at least one space for every two mobile home units and shall be located at convenient locations throughout the mobile home park, and shall not be used for the storage of boats, trailers, etc;

(e) The design of mobile home parks shall be to the satisfaction of the Development Officer;

(f) All municipal utilities shall be provided underground to stalls in a mobile home park;

(g) In a mobile home park, 5 percent of the gross site area shall be devoted to recreational use or

recreational space shall be provided at the ratio of at least 9.5 square metres (100 sq. ft.) per mobile home space. This recreation space shall be placed in locations convenient to all park residents, free from traffic hazards, shall not be included in areas designated as buffer strips and shall be clearly defined;

(h) All areas of a mobile home park not occupied by mobile homes and their additions, internal roads, footpaths, driveways, permanent buildings and any other developed facilities shall be fully landscaped to the satisfaction of the Development Officer. Screen fences or walls shall be erected where deemed necessary by the Development Officer around laundry yards, refuse collection points and playgrounds;

(i) No part of the park shall be used for non-residential purposes except such uses as are required for the direct servicing and well being of the park residents and for the management and maintenance of the park;

(j) Mobile home park facilities shall be arranged to create a homelike atmosphere. This objective is achieved by variations in street pattern, block shapes and location of mobile home stands.

(k) Each mobile home stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges;

(l) Street lighting in a mobile home park shall be to the same standard as that in a conventional residential neighbourhood;

(m) (i) Only one main, free-standing, identification sign of residential character and appearance shall be erected at the entrance to a mobile home park unless the Development Officer is of the opinion that a further and similar sign shall be allowed under exceptional circumstances involving the layout, location and size of the park in relation to the surrounding areas. The sign or signs shall be of a size, type and construction acceptable to the Development Officer;

(ii) Directional signs within the mobile home park must be integrated in design and appearance, be kept in scale with the immediate surroundings and constructed of durable material.

(n) Mobile homes shall be separated from each other by at least 6.1 metres (20 ft.) side-to-side and 3.0 metres (10 ft.) from either front or rear stall line provided further that any porch or addition to the mobile home is regarded as part of the mobile home for the purpose of spacing. Notwithstanding the above, the minimum side yard requirements shall be 3.0 metres (10 ft.);

(o) Mobile home parks shall comply with Central Mortgage and Housing Corporation standards;

(p) The minimum site area shall be 2.0 hectares (5.0 ac.);

(q) The maximum permissible density for a mobile home park shall be 8 mobile home spaces per .4 gross developable hectare (1 gross developable ac.) of the area actually being developed at each stage of the development; and

(r) The minimum size for a mobile home stall shall be 371.6 square metres (4000 sq. ft.).

7.6 Single Lot Separations for Country Residential

Farms and Fragmented Parcels

In determining the suitability of an application for a farmstead or fragmented parcel country residential subdivision, the approving authority shall have regard for the following criteria:

(1) The policies for "Single Lot Separations for Country Residential Use" established in the General Municipal Plan.

(2) The definition of a farmstead and fragmented parcel indicated in the "Interpretation" section of this by-law.

(3) Only one single lot country residential subdivision per quarter section as either a farmstead or a fragmented parcel (but not both) shall be allowed.

(4) The area of the farmstead subdivision shall be no more than 2.0 ha. (5 ac.) except where physical characteristics such as wells, dugouts, shelter belts, fences, water courses and the location of farmstead buildings, all forming part of the farmstead necessitates a larger parcel size.

(5) A farmstead separation may be permitted provided that the proposed site meets the following conditions:

   (a) the site exhibits characteristics associated with the farming operation such as wells, dugouts, shelter belts, fences, water course, ancillary farm buildings;

   (b) capability of on site power; and

   (c) adequate physical road access.

(6) For residences on fragmented parcels the minimum size is 4 hectares (1 acre). Generally the County will not look favourably on fragmented parcels that exceed 8.0 hectares (20 acres) in size.

(7) Country residences on fragmented parcels may be permitted provided that the proposal meets the following conditions.

   (a) capability of on site power;

   (b) adequate physical road access; and

   (c) a suitable building site.

7.7 Country Residential (Resort) Development

(1) Resort development shall be permitted only on those parcels created for that use and registered in the Land Titles Office.

(2) Resort and other recreational uses may be permitted within an area . 8 kilometres (.5 mi.) from a major lake at the discretion of the Development Officer/Municipal Planning Commission.

(3) Each development shall be considered on the basis of land capability for cottage development, environmental input, public access, water pollution, congestion and other pertinent information.

(4) All resort development must conform to any General Municipal Plan, Area Structure Plan or Lake Management Plan either adopted or under preparation.

(5) No development permit shall be issued for development within the area regulated under the Regulated Lake Shoreland Development Operation Regulations until a Lake Shoreland Development Approval has been issued by Alberta Environment.

(6) All country residential resort parcels shall be reclassified to a Country Residential Resort District.

7.8 Specialty Uses: Dog Kennels

General

1. This Bylaw recognizes two types of dog kennels:

   (a) Boarding Kennel, which means the accommodation for purposes of breeding, showing, grooming or keeping of more than three dogs other than those animals owned by the occupant(s) of the residence on the property, regardless of whether or not a charge is imposed; and

   (b) Private Kennel, which means the accommodation for the purposes of breeding, showing, or keeping of more than three dogs for pleasure, where such dogs are owned by the occupant(s) of the residence on the property. Such a kennel shall exclude the boarding or grooming of dogs belonging to someone other than the occupant(s).

2. In determining the number of dogs, pups less than six months of age shall not be included.

3. Boarding and private kennels shall be considered as an accessory use and require a development permit.

4. All permits issued by the Development Officer/Municipal Planning Commission shall be valid for a period not exceeding twelve (12) months from the date of issue, and shall be subject to cancellation for due cause.

5. The subdivision of land for the exclusive purpose of establishing a boarding or private kennel shall not be permitted.

6. All exterior exercise areas (exterior runs) shall be enclosed with an acceptable fence, no lower than 2 metres (6.6 ft.) in height and lockable gate(s).

7. No dogs shall be allowed in an exterior exercise area (exterior runs) between the hours of 10:00 p.m. and 7:00 a.m. During this period of time, all dogs shall be kept within the indoor areas.

8. Where possible, existing vegetation should be maintained in order to provide a visual and/or acoustic buffer to adjacent land uses.

9. The operation of a kennel shall at no time unduly interfere with the general enjoyment of adjoining parcels.

Boarding Kennels

10. Boarding kennels may be considered by the Development Officer/Municipal Planning Commission in those areas designated as Agricultural District "A" and Highway Development District.

11. Site requirements for boarding kennels shall be determined by the Development Officer/Municipal Planning Commission based on the following criteria:

    (a) the size (dog capacity) of the kennel;
    (b) compatibility with adjacent land uses;
    (c) distance separation from adjacent land uses; and
    (d) existing or proposed visual and acoustic buffering.

12. No kennel structure shall be allowed by the Development Officer/Municipal Planning Commission within 150 metres (492 ft.) of any dwelling unit located on adjoining lands, or within 75 metres (246 ft.) of any adjoining property line of a lot.

Private Kennels

13. Private kennels may be considered by the Development Officer/Municipal Planning Commission in those areas designated as Agricultural District "A", Highway Development District, Controlled Urban Development District, Urban General District, and the Country Residential District.

Part 8 District Schedules

8.1 Agricultural District A

The General Purpose of this District is to permit activities associated with primary production, and to preserve valuable agricultural land from inappropriate development.

1. DISTRICT BOUNDARIES

This district comprises all the land in the County of Beaver within the area so designated on the Land Use District Map - Schedule A.

2. PERMITTED USES

(a) Extensive Agriculture
(b) Accessory buildings and uses incidental to a permitted use

3. DISCRETIONARY USES

(a) Abbatoirs
(b) Auto wreckers
(c) Cemeteries and churches
(d) Drive-in Theatres
(e) Farmsteads and Residential on Fragmented Parcels (See Special Provisions)
(f) Intensive Agriculture (See Special Provisions)
(g) Intensive Livestock Operations (See Special Provisions)
(h) Institutional and Public Uses
(i) Natural Resources Extraction Industries
(j) Recreational Uses
(k) Rural Industries (See Special Provisions)
(l) Radio, T.V., or Microwave Towers
(m) Specialty Uses (See Special Provisions)
(n) Other similar uses as approved by the DO/MPC

4. REGULATIONS

(1) Minimum Parcel Area - Permitted Uses

(a) For permitted uses 65.0 hectares (160 ac.) except where:

(i) the quarter section has been subdivided and the parts registered in Land Titles;

(ii) the original quarter section is less than 65.0 hectares (160 ac.).

(2) Minimum Parcel Area - Discretionary Uses

(a) To be determined by the Development Officer/Municipal Planning Commission unless the size is regulated by the General or Special Provisions.

(3) Discretionary Uses

(a) In reviewing a development application for discretionary uses the Development Officer/Municipal Planning Commission shall have regard to the following:

(i) On land classified as Class 4 or better for agricultural capability as indicated in the Canada Land Inventory for Agricultural Capability, non agricultural development should not be allowed;

(ii) On lands presently under agricultural production that are classified in the farmland assessment as either arable or improved pasture, and assessed as having a 30% agricultural productivity rating or higher, non-agricultural development should not be allowed;

(iii) Adequate access must be available by either a paved or gravelled all weather road;

(iv) Necessary services are to be provided at the sole expense of the developer and/or owner; and

(v) The agricultural policies set out in the General Municipal Plan.

(4) Minimum Yard Dimensions

(a) Front Yard - The minimum building setback in this district shall be 38.1 metres (125 ft.) from the centre line of any adjoining public road.

(b) Side Yard - 6.1 metres (20 ft.).

(c) Rear Yard - 7.6 metres (25 ft.).

8.2 Highway Development District

The General Purpose of this District is to control development in the vicinity of roadways designated as Highways by Alberta Transportation.

1. DISTRICT BOUNDARIES

This district comprises all the land in the County of Beaver within one half mile of the right of way of Highway 14, 26 and 36. A permit for any of the uses within the District must first be granted by Alberta Transportation.

2. PERMITTED USES

a) Extensive Agriculture
b) Accessory Building and Uses

3. DISCRETIONARY USES

(a) Alberta Transportation maintenance yards, signs, government weight scales, and campsites
(b) Farmsteads and Residential on Fragmented Parcels (See Special Provisions)
(c) Institutional and Public Uses
(d) Intensive Agriculture (See Special Provisions)
(e) Intensive Livestock Operations (See Special Provisions)
(f) Natural Resources Extraction Industries
(g) Recreational Uses
(h) Rural Industrial (See Special Provisions)
(i) Speciality Uses (See Special Provisions)
(j) Accessory buildings in conjunction with any of the foregoing
(k) Other similar uses as approved by the DO/MPC

41 REGULATIONS

(1) Minimum Parcel Area - Permitted Uses

(a) For permitted uses 65.0 hectares (160 ac.) except where:

(i) the quarter section has been subdivided and the parts registered in Land Titles;

(ii) the original quarter section is less than 65.0 hectares (160 ac.).

(2) Minimum Parcel Area - Discretionary Uses

(a) To be determined by the Development Officer/Municipal Planning Commission unless size is regulated by the General or Special Provisions.

(3) Minimum Yard Dimensions

(a) Front Yard - The minimum building set back in this district shall be 71.3 metres (234 ft.) from the centre line or 40.8 metres (134 ft.) from the highway right-of-way, whichever is the greater.

(b) Side Yard - As determined by the Development Officer/Municipal Planning Commission.

(c) Rear Yard - As determined by the Development Officer/Municipal Planning Commission.

(4) Shelter Belts

(a) The location of any shelter belt shall be determined by the Development Officer/Municipal Planning Commission.

8.3 Secondary Road District

The General Purpose of this district is to control development in the vicinity of secondary roads numbered in the 800's or lower by Alberta Transportation.

1. DISTRICT BOUNDARIES

This district comprises all the land in the County of Beaver within 500 feet of the right-of-way of Secondary Roads shown as Secondary Road District.

2. PERMITTED USES

The permitted uses shall be those outlined in the abutting district classification but subject to the requirements of Section 4 below.

3. DISCRETIONARY USES

The discretionary uses shall be those outlined in the abutting district classification but subject to the requirements of Section 4 below.

4. REGULATIONS

(1) Minimum Parcel Area

(a) Extensive Agriculture - as in the Agricultural District "A".

(b) One Family Dwellings - 1858.1 square metres (20,000 sq. ft.) for unserviced lots in an existing hamlet; otherwise in accordance with the Subdivision Regulation

(c) Farmsteads and Residential on Fragmented Parcels - as in the Special Provisions of this By-law.

(d) All Other Uses - As approved by the Development Officer/Municipal Planning Commission.

(2) Minimum Yard Dimensions

(a) Front Yard - 40.8 metres (134 ft.) from the boundary of the future right-of-way or 63.7 metres (209 ft.) from the centre line which ever is the greater, and as shown in Figures 2, 3, and 4 of this Schedule (pp.55,56,57) where there is an intersection or sharp curve.

(b) Side Yard - as determined by the Development Officer/Municipal Planning Commission.

(c) Rear Yard - 6.1 metres (20 ft.) minimum

(d) In the case of Hamlet yard dimensions shall be determined following negotiations with the District Highway Engineer.

8.4 Controlled Urban Development District

The General Purpose of this district is to limit development around incorporated towns and villages. Any future development should be in accordance with the policies established in the General Municipal Plan for "Urban Expansion".

1. DISTRICT BOUNDARIES

This district comprises all the land in the County of Beaver within the area so designated on the Land Use District Map - Schedule A.

2. PERMITTED USES

(a) Extensive Agriculture
(b) Accessory Buildings and Uses

3. DISCRETIONARY USES

(a) Farmsteads and Residential on Fragmented Parcels (See Special Provisions)
(b) Institutional and Public Uses
(c) Intensive Agriculture (See Special Provisions)
(d) Natural Resource and Extraction Industries
(e) Recreational Uses
(f) Rural Industrial (See Special Provisions)
(g) Accessory buildings in conjunction with any of the foregoing
(h) Other similar uses as approved by the DO/MPC

4. REGULATIONS

(1) Minimum Parcel Area - Permitted Uses.

(a) For permitted uses 65.0 hectares (160 ac.) except where:

(i) the quarter section has been subdivided and the parts registered in Land Titles;

(ii) the original quarter section is less than 65.0 hectares (160.0 ac.).

(2) Minimum Parcel Area - Discretionary Uses.

(a) To be determined by the Development Officer/Municipal Planning Commission unless the size is regulated by the General or Special Provisions.

(3) Minimum Yard Dimensions.

(a) Front Yard - The minimum building setback in this district shall be 38.1 metres (125 ft.) from the centre line of any adjoining road.

(b) Side Yard - As determined by the Development Officer/Municipal Planning Commission.

(c) Rear Yard - As determined by the Development Officer/Municipal Planning Commission.

(4) Shelter Belts.

(a) The location of any shelter belt shall be determined by the Development Officer/Municipal Planning Commission.

(5) All applications for development permits within a Controlled Urban Development District shall be submitted to the urban municipality located within that area for comments prior to rendering a decision or a permit. The Development Officer/Municipal Planning Commission shall give due considerations to such comments but shall not be bound by the recommendation of the municipality.

(6) No use shall be allowed that will restrict the efficient future growth of the urban centre.

8.5 Urban General District

The General Purpose in this district is to allow a wider variety of urban-type uses within the larger unincorporated hamlets of the County. Any future development should be in accordance with the policies of the General Municipal Plan for "Urban Expansion".

1. DISTRICT BOUNDARIES

The district comprises all the land in the County of Beaver within the area so designated on the Land Use District Map - Schedule "A", the hamlets of Bruce and Kinsella.

2. PERMITTED USES

(a) One Family Dwellings
(b) Accessory Buildings and Uses

3. DISCRETIONARY USES

(a) Churches
(b) Duplexes
(c) Highway Commercial Uses
(d) Institutional and Public Uses
(e) Mobile Home Parks
(f) Offices
(g) Parks and Playgrounds
(h) Recreational Buildings and uses
(i) Retail and Services Establishments
(j) Rural Industrial (See Special Provisions)
(k) Speciality Uses (See Special Provisions)
(l) Other similar uses as approved by the DO/MPC

No use to be established that is, or will become, obnoxious by way of noise, odour or fumes.

4. REGULATIONS

(1) Minimum Lot Size

(a) One Family Dwellings

	Width (metres)	Area (square metres)
Unserviced	30.5 (100 ft.)	1858.1 (20,000 sq. ft.)
Both services	15.2 (50 ft.)	418.1 (4,500 sq. ft.)
Sewerage only	30.5 (100 ft.)	929.0 (10,000 sq. ft.)
Water only	30.5 (100 ft.)	1393.5 (15,000 sq. ft.)

(b) All other uses as required by the Development Officer/Municipal Planning Commission.

(2) Minimum Floor Area

(a) Single Family Dwellings - 55.7 square metres (600 sq. ft.)
(b) Duplexes - 92.9 square metres (1000 sq. ft.)
(c) Mobile Homes - 37.2 square metres (400 sq. ft.)
(d) All other uses as required by the Development Officer/Municipal Planning Commission.

(3) Minimum Yard Dimensions

(a) Residential:

Front yard	7.6 metres (25 ft.)
Rear yard	7.6 metres (25 ft.)
Side yard	10% of lot width but not less than 1.5 metres (5 ft.) each
Side yard or Corner Site	- 4.6 metres (15 ft.) on each side flanking street

(b) Commercial: Retail stores built adjacent to existing similar uses may be built without front or side yard setbacks where there is lane access. Where there is no lane access - one side yard of at least 4.6 metres (15 ft.) shall be provided.

(c) All other uses as required by the Development Officer/Municipal Planning Commission.

(4) Minimum Construction Standards

(a) All development must be provided with sanitary facilities pursuant to The Plumbing and Drainage Regulations, Alberta Labour and the Provincial Board of Health Regulations.

(b) All structures requiring a development permit shall conform to the Provincial Building Code, where applicable.

8.6 Country Residential District

The general purpose of this district is to regulate the development of country residences in accordance with the policies set out in the General Municipal Plan.

1. DISTRICT BOUNDARIES

This district comprises all the land in the County of Beaver within the area so designated on the Land Use District Map - Schedule "A".

2. PERMITTED USES

(a) One Family Dwellings
(b) Accessory buildings and uses

3. DISCRETIONARY USES

(a) Extensive Agriculture
(b) Institutional and Public Uses
(c) Home Occupation
(d) Specialty Uses (See Special Provisions)
(e) Recreational and associated uses
(f) Accessory Buildings and uses
(g) Other similar uses as approved by the DO/MPC

4. REGULATIONS

(1) Minimum Parcel Area

(a) One Family Dwelling - not less than .4 hectares (1 ac.) and not more than 2.0 hectares (5 ac.) per parcel.

(b) All other uses as required by the Developement Officer/Municipal Planning Commission.

(2) Minimum Floor Area

(a) One Family Dwelling - 55.7 square metres (600 sq. ft.) per dwelling

(b) All other uses as required by the Development Officer/Municipal Planning Commission.

(3) Minimum Yard Dimensions

(a) From Internal Roads:

(i) One Family Dwellings
Front Yard - 7.6 metres (25 ft.)
Rear Yard - 7.6 metres (25 ft.)
Side Yard - 6.1 metres (20 ft.)

(ii) All other uses as required by the Development Officer/Municipal Planning Commission.

(b) From Public Roads - All uses 38.1 metres (125 ft.) from the centre line of road allowances.

(4) Land-Use Redesignation

See the General Municipal Plan policies with respect to multi-lot country residential for land use redesignation procedures and the criteria for regulating future multi-lot country residential development.

(5) Minor Agricultural Pursuits on Country Residential Lots

(a) On parcels with a site area of .4 hectares (1 ac.) to 1.2 hectares (3 ac.) no minor agricultural and rural pursuits are permitted. No furbearing animals, fowl or livestock other than domestic pets may be kept on the parcel.

(b) On parcels with a site area of greater than 1.2 hectares (3 ac.) minor agricultural and rural pursuits are permitted at the discretion of the Development Officer. Saddle ponies to a maximum of one per 1.2 hectares (3 ac.) of site area or part thereof may be allowed.

(6) Minimum Construction Standards

(a) Country residences must be provided with sanitary facilities pursuant to the Plumbing and Drainage Regulations and the Provincial Board of Health Regulations. The availability and suitability of water on site must be confirmed.

(b) All structures requiring a development permit shall conform to the Provincial Building Code, where applicable.

8.7 Country Residential (Resort) District

The General Purpose of this District is to control the standards of development for resort uses in approved locations.

1. DISTRICT BOUNDARIES

This district comprises all the land in the County of Beaver within the area so designated on the Land Use District Map - Schedule A.

2. PERMITTED USES

(a) One Family Dwellings
(b) Recreational and associated uses
(c) Campgrounds
(d) Picnic Grounds
(e) Accessory buildings and Uses

3. DISCRETIONARY USES

(a) Extensive Agriculture
(b) Institutional and Public Uses
(c) Farmsteads and Residential on Fragmented Parcels (See Special Provisions)
(d) Home Occupation
(e) Accessory Buildings and uses
(f) Other similar uses as approved by the DO/MPC

4. REGULATIONS

(1) Minimum Parcel Area

(a) One Family Dwelling- 1858.1 square metres (20,000 sq. ft.) per lot

(b) All other uses as required by the Development Officer/Municipal Planning Commission.

(2) Minimum Floor Area

(a) One Family Dwellings - 37.2 square metres (400 sq. ft.) per dwelling.

(b) All other uses as required by the Development Officer/Municipal Planning Commission.

(3) Minimum Yard Dimensions

(a) One Family Dwelling
Front yard - 7.6 metres (25 ft.)
Rear yard - 7.6 metres (25 ft.)
Side yard - 20% of mean parcel width provided that no side yard need exceed 6.1 metres (20 ft.)

(b) All other uses as required by the Development Officer/Municipal Planning Commission.

(4) Minimum Construction Standards

(a) One family dwellings and mobile homes must be provided with sanitary facilities pursuant to the Plumbing and Drainage Regulations and the Provincial Board of Health Regulations.

(b) All structures requiring a development permit shall conform to the Provincial Building Code, where applicable.

8.8 Rural Commercial District

This General Purpose of this district is to regulate the development of commercial uses in accordance with the policies established in the General Municipal Plan.

1. DISTRICT BOUNDARIES

This district comprises all the land in the County of Beaver within the area so designated on the Land Use District Map Schedule "A".

2. PERMITTED USES

(a) Service and Retail Establishments

3. DISCRETIONARY USES

(a) One Family Dwelling
(b) Public Utility Buildings
(c) Other similar and compatible uses as approved by DO/MPC

4. REGULATIONS

To be determined by the Development Officer/Municipal Planning Commission.

8.9 Rural Industrial District

The General Purpose of this district is to regulate the development of those industries which require large tracts of land and which may not be appropriate within an urban municipality.

1. DISTRICT BOUNDARIES

This district comprises all of the land in the County of Beaver within the area so designated on the Land Use District Map - Schedule "A".

2. PERMITTED USES

(a) Agricultural based industries
(b) Industrial Warehousing and Storage

3. DISCRETIONARY USES

(a) Plants for the manufacture of petroleum products, chemical and allied products, pulp and paper products, stone, clay and glass products, cement and lime products;
(b) Plants which will be engaged in the primary metal industry, metal processing, the processing of wood or wood products, the processing of natural gas or its derivatives, the manufacture of asphalt, gravel crushing;
(c) Incinerators, including those for municipal or industrial use;
(d) Sewage treatment and disposal plants;
(e) Public utility buildings and uses, recreational or municipal uses, as are unlikely to have restrictive effects upon the development of the industrial area and are compatible with the industrial uses; or such accessory uses as are essential to the industrial uses;
(f) Natural Resource Extraction;
(g) Extensive Agricultural Pursuits;
(h) Other similar and compatible uses as approved by the DO/MPC.

4. REGULATIONS

(1) An application for the establishment of industries in rural areas shall be considered by the Development Officer/Municipal Planning Commission who may request advisory comment by the following authorities whose interest or jurisdiction may be affected:

Provincial Director of Planning
Alberta Tourism and Small Business
Alberta Transportation
Alberta Agriculture
Alberta Environment
Alberta Energy & Natural Resources
Vegreville Health Unit

The Development Officer/Municipal Planning Commission shall request that such comments be made in writing.

(2) Each application for industrial location shall be accompanied by the following information:

Location
Type of Industry
Size of buildings
Estimated water demand and anticipated source
Type of effluent and method of treatment
Transportation routes to be used (rail and road)
Reason for specific location
Any accessory works required (pipeline, railway spurs, etc.)
Anticipated residence location of employees

and/or any such other information as may be reasonably required by the Development Officer/Municipal Planning Commission.

(3) All site regulations and requirements shall be based upon the type of industrial development proposed, and shall be at the discretion of the Development Officer/Municipal Planning Commission.

(4) Each application shall be reviewed by the Development Officer/Municipal Planning Commission in relation to the policies directing industrial development as set out in the General Municipal Plan.

(5) Where an industrial use may be detrimental to other land uses both in or outside the district, such uses may be restricted by the municipality to particular parts of the district and subject to special regulations.

Figure 1 to Schedule "B"
SECONDARY ROAD BOUNDARIES

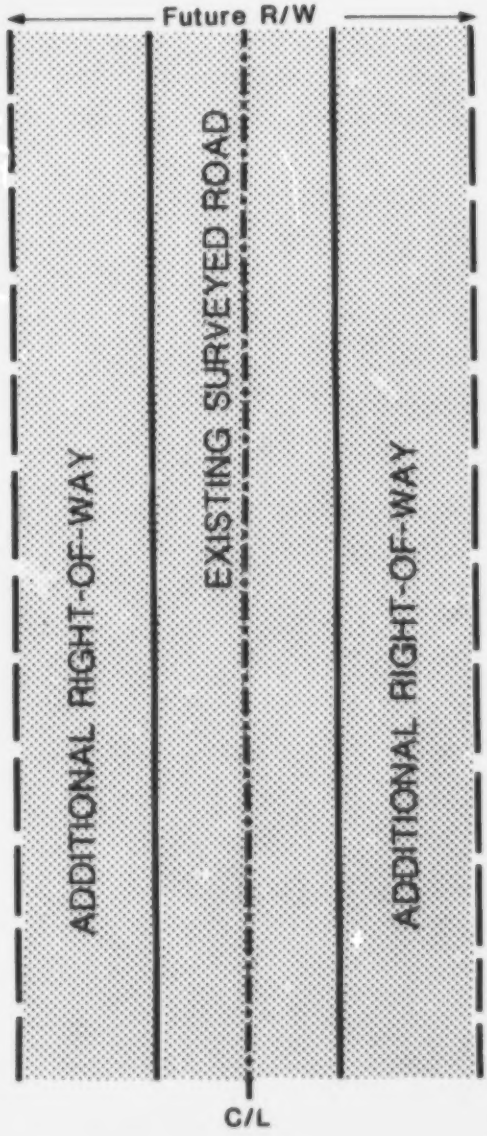


Figure 2 to Schedule "B"

INTERSECTION BETWEEN SECONDARY AND RURAL ROADS

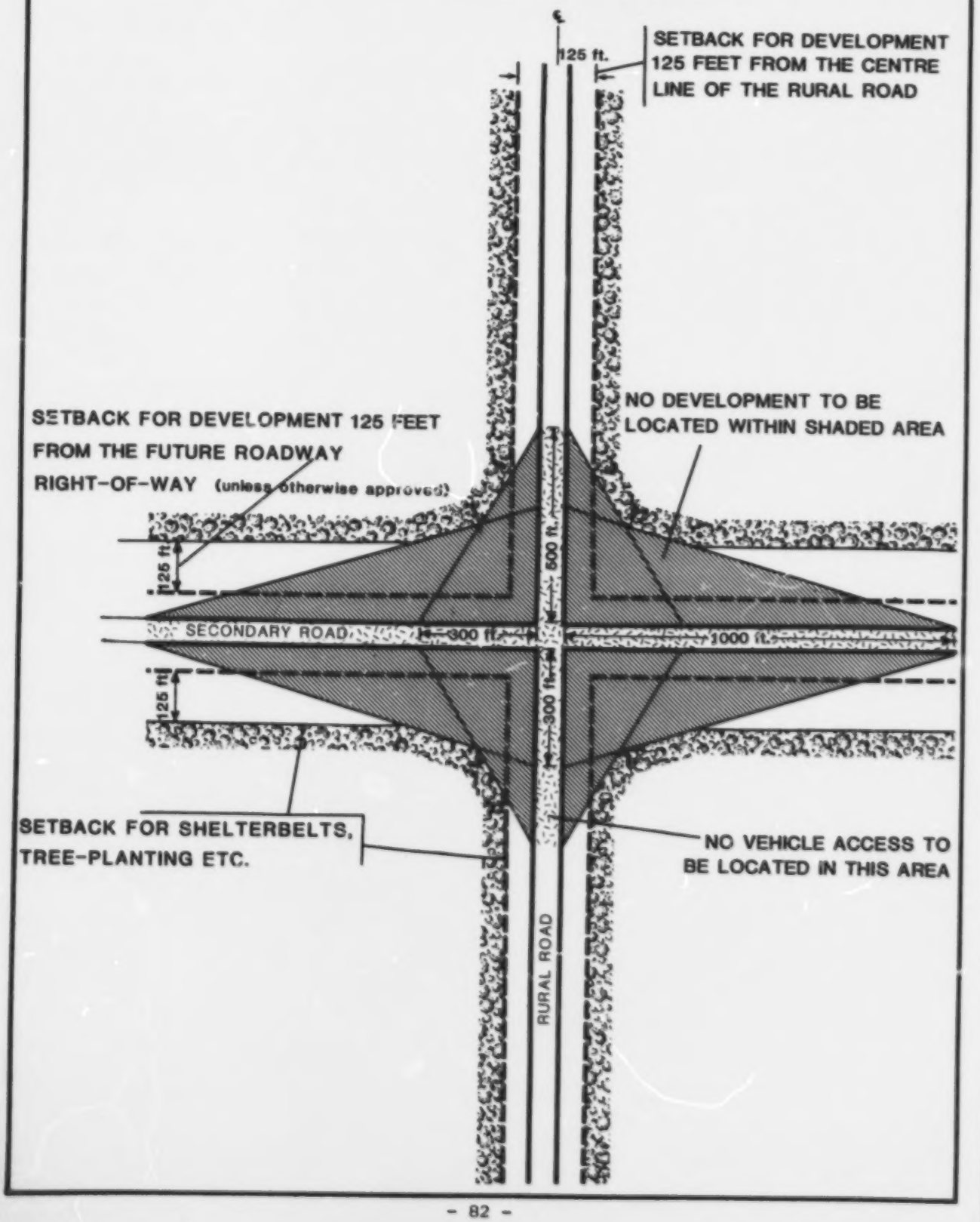

℄
125 ft.
SETBACK FOR DEVELOPMENT 125 FEET FROM THE CENTRE LINE OF THE RURAL ROAD
SETBACK FOR DEVELOPMENT 125 FEET FROM THE FUTURE ROADWAY RIGHT-OF-WAY (unless otherwise approved)
NO DEVELOPMENT TO BE LOCATED WITHIN SHADED AREA
125 ft
500 ft.
SECONDARY ROAD
300 ft.
1000 ft.
125 ft
300 ft.
SETBACK FOR SHELTERBELTS, TREE-PLANTING ETC.
NO VEHICLE ACCESS TO BE LOCATED IN THIS AREA
RURAL ROAD

Figure 3 to Schedule "B"

INTERSECTION BETWEEN TWO SECONDARY ROADS

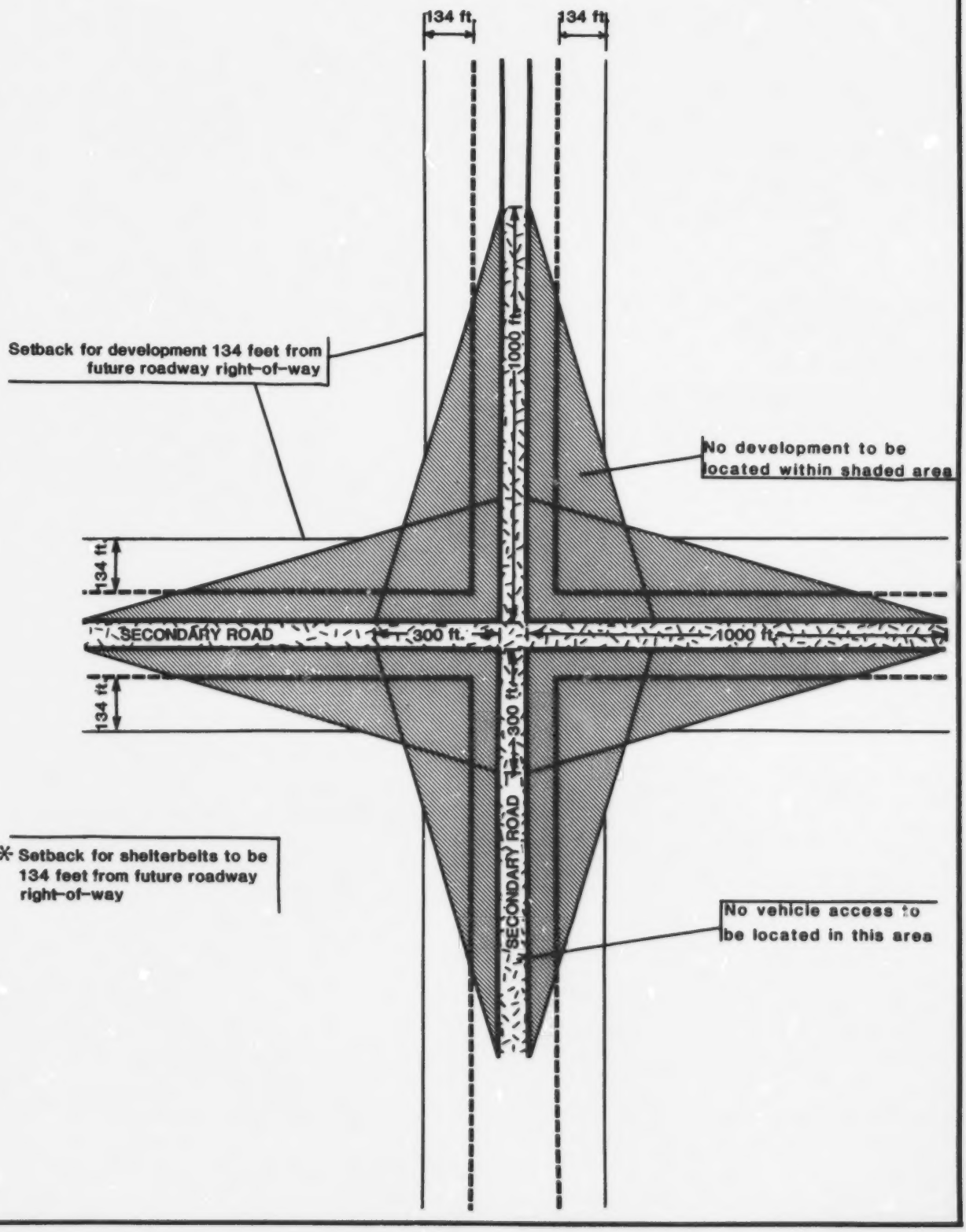

134 ft.
134 ft.
Setback for development 134 feet from future roadway right-of-way
1000 ft.
No development to be located within shaded area
134 ft.
SECONDARY ROAD
300 ft.
1000 ft.
134 ft.
300 ft.
SECONDARY ROAD
* Setback for shelterbelts to be 134 feet from future roadway right-of-way
No vehicle access to be located in this area

Figure 4 to Schedule "B"
DEGREE OF CURVATURE GREATER THAN 2 DEGREES

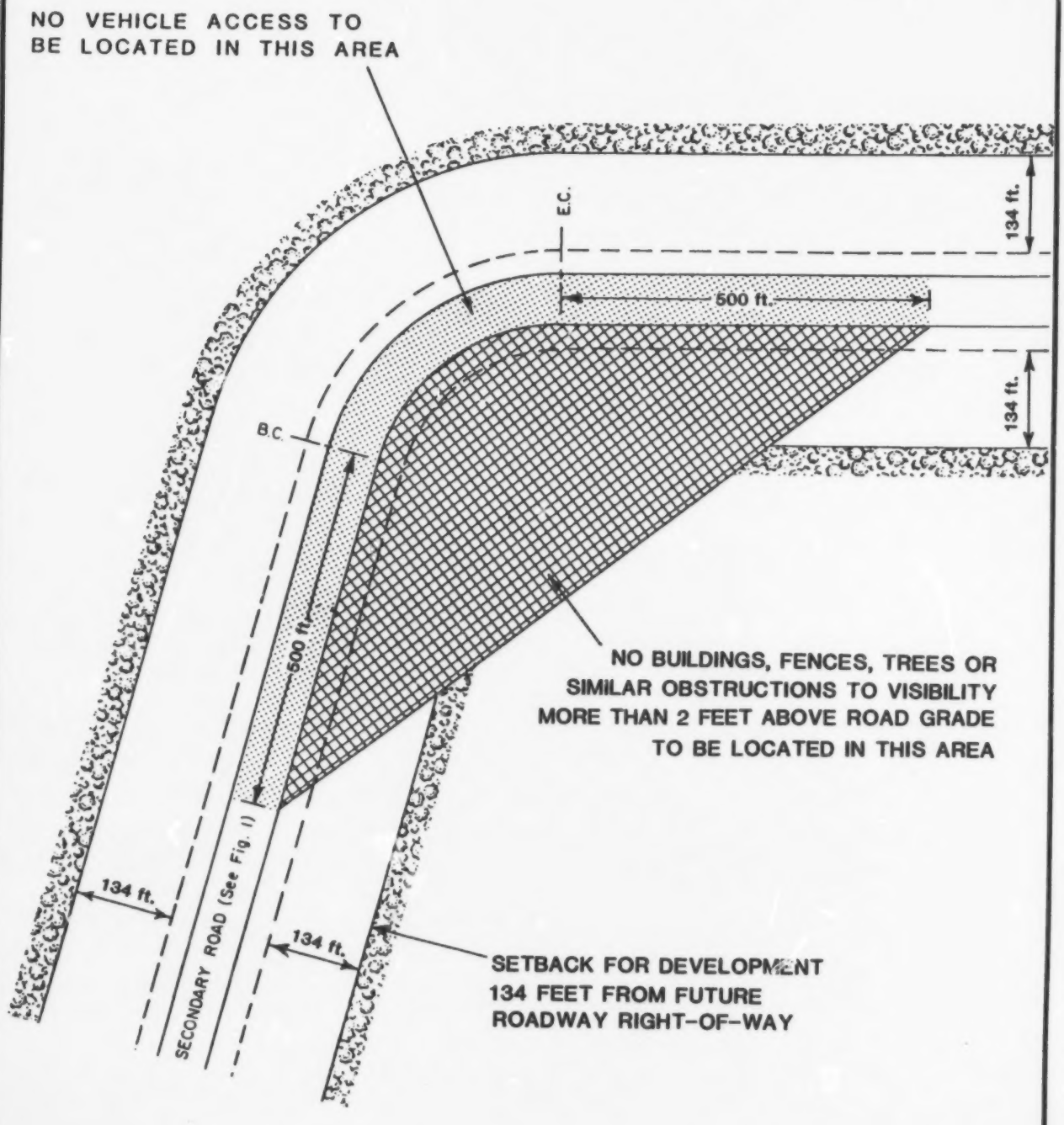
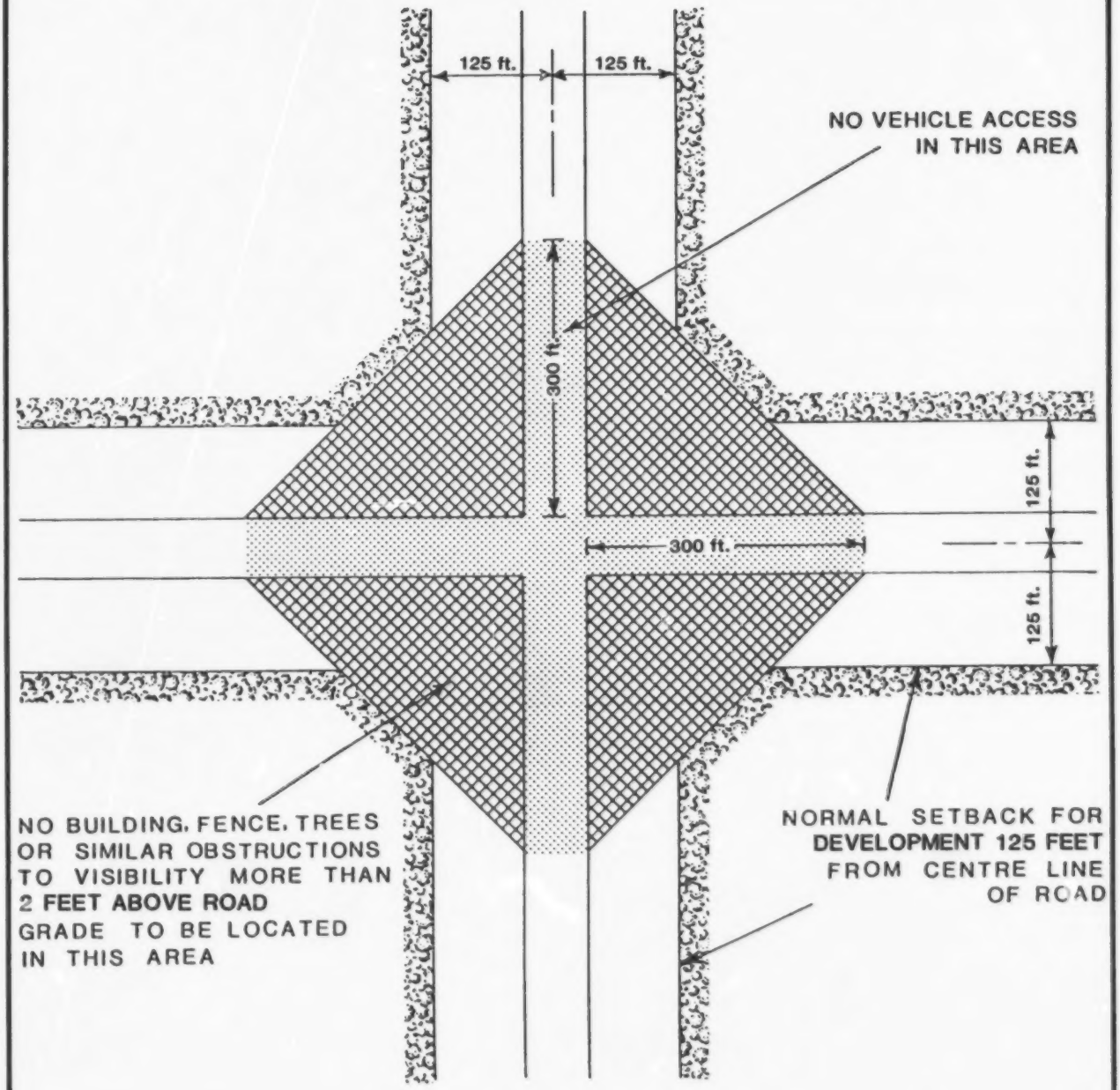


Figure 5 to Schedule "B"

LOCATION OF BUILDING AT RURAL ROAD INTERSECTION AND RURAL HIGHWAY CURVES


125 ft.
125 ft.
NO VEHICLE ACCESS IN THIS AREA
300 ft.
125 ft.
300 ft.
125 ft.
NO BUILDING, FENCE, TREES OR SIMILAR OBSTRUCTIONS TO VISIBILITY MORE THAN 2 FEET ABOVE ROAD GRADE TO BE LOCATED IN THIS AREA
NORMAL SETBACK FOR DEVELOPMENT 125 FEET FROM CENTRE LINE OF ROAD

Application No. ..... FORM A

APPLICATION FOR DEVELOPMENT

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant: ..... Telephone: .....

Address: .....

Address of property to be developed: .....

Lot: ..... Block: ..... Registered Plan or: .....

Certificate of Title:.....

Registered Owner ..... Address: .....

Existing Use:..... Land Use District .....

Principal Use: .....

.....

Lot Type: Interior ..... Corner ..... Through .....

Lot Width ..... Lot Length ..... Lot Area .....

Front Yard ..... Side Yards ..... Rear Yard .....

Floor Area ..... Percentage of lot occupied .....

Off-Street Parking: Size of space ..... Number of spaces .....

Off-Street Loading: Size of space ..... Number of spaces .....

Accessory Use: .....

Percentage of lot occupied ..... Height of accessory building .....

Set back from side lot line ..... Set back from rear lot line .....

Estimated cost of the project or contract price: .....

Estimated dates of commencement and completion: .....

I hereby give my consent to allow all authorized persons the right to enter the above land and)or buildings, with respect to this application only;

Date of Application: ..... Signature of Applicant.....

Permit No. ..... FORM B

DEVELOPMENT PERMIT

Development involving ..... (as further described in Application No. .....) has been:

APPROVED

APPROVED, subject to the following conditions, (state reasons):

You are hereby authorized to proceed with the development specified provided that any stated conditions are complied with; that development is in accordance with any approved plans and applications; and, that a Building Permit is obtained if construction is involved. Should an appeal be made against this decision to the Development Appeal Board, the development permit shall be null and void.

Date of Decision ..... Date of Issue of Development Permit .....

Signature of Development Officer .....

NOTE:

1. The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until 15 days after the date the order, decision or development permit is issued.
2. The Land Use By-law provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Secretary of the Development Appeal Board within 14 days after notice of the decision is given.
3. A permit issued in accordance with the notice of decision is valid for a period of 12 months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.

Application No ..... FORM C

NOTICE OF REFUSAL

You are hereby notified that your application for a development permit with regard to the following:

has been R E F U S E D for the following reasons:

You are further notified that you may appeal this decision to the Development Appeal Board in accordance with the provisions of Section 4.1 of this By-law. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Secretary of the Development Appeal Board not later than fourteen (14) days following the date of issue of this notice. The notice of appeal shall contain a statement of the grounds of appeal.

Date of Decision: .....

Date of Notice of Decision: .....

_____

SIGNATURE OF DEVELOPMENT OFFICER

Application No: ..... FORM D

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

This is to notify you with respect to a decision of the Development Officer whereby a development permit has been issued authorizing the following development.

Address of property .....
Lot..... Block ..... Registered Plan .....
or Certificate of Title .....

Date of Decision .....

The Land Use By-law provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Secretary of the Development Appeal Board within fourteen (14) days after notice of the decision is given.

FORM E

NOTICE OF APPEAL HEARING

This is to notify you that an appeal has been made to the DEVELOPMENT APPEAL BOARD against a decision in respect of Application No..... which involves development described as follows:

The development agreement was APPROVED, APPROVED WITH CONDITIONS, REFUSED.

PLACE OF HEARING:_____

TIME OF HEARING:_____

DATE OF HEARING:_____

Any persons affected by the proposed development have the right to present a written brief prior to the hearing and to be present and be heard at the hearing. Persons requiring to be heard at the meeting shall submit the written briefs to the Secretary of the Development Appeal Board not later than .....

_____ DATE

_____ SIGNATURE of Secretary
Development Appeal Board

Application No.:..... FORM F

NOTICE OF APPEAL DECISION

This is to notify you that an appeal against the APPROVAL / APPROVAL WITH CONDITIONS / REFUSAL of a development permit with regard to the following:

was considered by the DEVELOPMENT APPEAL BOARD ON .....
19..... and the decision of the DEVELOPMENT APPEAL BOARD with regard to the appeal is as follows and for the following reasons:

DATE

SIGNATURE of Secretary
Development Appeal Board

Note:
A decision of the Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon a question of jurisdiction or law pursuant to the Planning Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:
(a) to a judge of the Appellate Division, and
(b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed.

FORM G

APPLICATION FOR AMENDMENT TO THE LAND USE BY-LAW

I/We hereby make application to amend the Land Use Bylaw.

Applicant: Name..... Telephone.....

Address.....

Owner of Land: Name..... Telephone.....

Address.....

Land Description: Lot..... Block..... Registered Plan.....

Certificate of Title:.....

Amendment Proposed

FROM.....TO.....

Reasons in support of Application for Amendments

I/We enclose $_____being the application fee.

Date_____ Signed_____

METRIC CONVERSION CHART

Soft Conversion		Hard Conversion	
Existing measurements in by-law	Metric Equivalent	Suggested Metric Measurement	Imperial Equivalent
6 in.	15.24 cm.	.15 m	.49 ft.
30 in.	76.20 cm.	.76 m	2.49 ft.
2 feet	.6096 metres	.6 metres	1.9685 feet
3	.9144	.9	2.9685
5	1.5240	1.5	4.921
6	1.8288	1.8	5.889
7	2.1336	2.1	6.889
8	2.4384	2.4	7.874
10	3.0480	3.0	9.8425
12	3.6576	3.7	12.139
15	4.5720	4.6	15.092
16	4.8768	4.9	16.076
18	5.4864	5.5	18.092
20	6.0960	6.1	20.013
25	7.6200	7.6	24.934
30	9.1440	9.1	29.856
40	12.192	12.2	40.026
50	15.240	15.2	49.869
60	16.288	18.3	60.869
75	22.860	22.9	75.130
80	24.384	24.4	80.052
100	30.480	30.5	100.65
125	38.100	38.1	124.99
134	40.843	40.8	133.85
150	45.720	45.7	149.93
200	60.960	61.0	200.13
209	63.7032	63.7	208.89
400	121.920	121.9	399.93
500	152.40	152.4	500.00
1000	304.80	304.8	1000.00
1 acre	.4 hectares		
3	1.2		
5	2.0		
10	4.0		
20	8.0		
80	32.5		
160	65.0		

Soft Conversion		Hard Conversion	
Existing measurements in bylaw	Metric Equivalent	Suggested Metric Measurement	Imperial Equivalent
2,000 gallons	9,092.2 litres		
3,000	13,638.3		
6,000	27,277.0		
12,000	54,553.2		
20,000	90,922		
50,000	227,300		
1/2 mile	.80467 km	.8 km	.49710 mile
10	16.093	16.0 km	9.9419 mile
1 sq. ft.	0.0929 sq. m	.1 sq. m	
6	0.5574	.6	
20	1.8581	1.9	
285	26.477	26.5	
600	55.742	55.7	
750	69.677	69.7	
900	83.613	83.6	
1,000	92.903	92.9	
1,500	139.35	139.4	
1,600	148.64	148.6	
6,000	557.42	557.4	
10,000	929.03	929.0	
20,000	1858.1	1858.1	

COMMON EQUIVALENTS AND CONVERSIONS

Approximate Common Equivalents	Accurate Conversions
1 in. = 25 mm	in. x 25.4 = m
1 ft. = 0.30 m	ft. x 0.3048 = m
1 yard = 0.91 m	yd. x 0.9144 = m
1 mile = 1.6 km	miles x 1.609 344 = km
1 sq. in. = 6.5 cm^2	sq. in. x 6.4516 = cm^2
1 sq. ft. = 0.090 m^2	sq. ft. x 0.092 903 04 = m^2
1 sq. yd. = 0.84 m^2	sq. yd. x 0.836 127 4 = m^2
1 acre = 0.40 ha	acres x 0.404 685 6 = ha
1 gallon = 4.5 litres	gallon x 4.546 09 = litre

POOR
QUALITY
ORIGINAL